



## ***County of Bernalillo***

### ***State of New Mexico***

Planning & Development Services

111 Union Square SE, Suite 100

Albuquerque, New Mexico 87102

(505) 314-0350

### **APPLICATION**

#### **SITE ADDRESS/LOCATION**

**PERMIT NO: ZSPR2016-0001**

**Printed: January 25, 2016**

#### **PROPERTY OWNER**

WESTERN ALBUQ LAND HOLDINGS LL  
PO BOX 56790  
ALBUQUERQUE, NM 87187

#### **UPC**

100505641701040201

#### **LEGAL DESCRIPTION**

WLY POR TRACT 130 ROW 1 UNIT  
B W OF WESTLAND EXC POR TO  
R/W CONT 1.230 A

#### **AGENT**

Jim Strozier  
CONSENSUS PLANNING  
302 8TH ST NW

ALBUQUERQUE, NM 87102

**Fees Paid: \$200.00**

**Description:** Santolina Level B Master Plan  
UPC# 100505641701040201

**I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING LAND USE.**

Signature: \_\_\_\_\_

(Applicant/Owner Or Authorized Agent)

1-25-15

Date

Approved By: \_\_\_\_\_

(PDS Staff)

Date

**FOR INFORMATION CALL (505) 314-0350**

**Hearing Date: 03/02/2016**

**Sign Posting Date(s)**

**From: 2/17/14**

**To: 3/19/14**

**Planning & Development Services**  
111 Union Square SE, Suite 100  
Albuquerque, NM 87102  
(505) 314-0350 Fax: (505) 314-0480  
[www.bernco.gov](http://www.bernco.gov)



## SPECIAL PROJECT REVIEW APPLICATION

**PLEASE SCHEDULE A PREAPPLICATION MEETING WITH A PLANNER AT 314-0350  
SO THAT WE MAY BETTER ASSIST YOU IN THE APPLICATION PROCESS.**

- ☐ **Specific use**
- ☐ **Section 18.B**
- ☒ **Other** A Planned Communities Criteria Level B Master Plan

APPLICANT Western Albuquerque Land Holdings, LLC, C/O Garrett Development Corporation PHONE 480-970-4002

ADDRESS/CITY/ZIP 6991 E. Camelback Road, Suite D-212, Scottsdale, Arizona 85251

AGENT (Include letter of Authorization) Consensus Planning, Inc. PHONE 505-764-9801

ADDRESS/CITY/ZIP 302 Eighth Street NW, Albuquerque, New Mexico 87102

Santolina Level B Master Plan - Located in the Southwest Mesa and is generally bound by I-40 to the north, 118th Street and the escarpment open space to the east, Dennis Chavez Boulevard on the south, and the escarpment area adjacent to and just west of Shelly Drive on the west (see attached Zone Atlas composite).

**LEGAL DESCRIPTION** (if application is for specific parcels) Please see attached UPC Codes

LEGAL DESCRIPTION (If application is for specific parcels)															PROPERTY SIZE IN ACRES
UPC#															4,243.1 acres
UPC#															(LIST ALL ADDITIONAL UPC # IF NECESSARY)

We are requesting a Special Project Review of a Planned Communities Criteria Level B Master Plan, known as the Santolina Level B Master Plan. The predecessor of this Level B Plan is the Santolina Level A Master Plan, which was approved on June 16, 2015 by the Bernalillo County Board of Commissioners along with a Zone Map Amendment to the Planned Communities Zone. The associated Development Agreement was recorded on August 10, 2015.

Application must include the following:

- ☒ Owner's name and Address
- ☒ Agent's name and address (if necessary, accompanied by a letter of authorization signed by the property owner)
- ☒ Uniform property code number(s) (if application is for specific parcels)
- ☒ Written statement describing the request
- ☒ Proof of neighborhood notification
- ☒ 5 Copies of the new plan (if applicable)

We are providing 12 hard copies (11 bound, 1 unbound) and 25 CDs, per instructions from Catherine VerEecke

I hereby acknowledge that I have read this entire application and affirm that all of the provided information is correct. I agree to comply with the requirements of Bernalillo County and the State of New Mexico as outlined in all applicable laws, ordinances and regulations.

James K. Strozier, AICP

Signature

1.25.2016  
Date

***OFFICE USE ONLY***OFFICE USE ONLY***OFFICE USE ONLY***OFFICE USE ONLY***	
APPLICATION DATE 1/25/14	HEARING DATE 3/2/14
APPLICATION # ZSPR 2016-0001	RECEIVED BY Amj

# BERNALILLO COUNTY

Zoning, Building & Planning  
111 Union Square SE, Suite 100  
Albuquerque, NM 87102  
(505) 314-0350 Fax: (505) 314-0480  
www.berncgo.gov



## SIGN POSTING INSTRUCTIONS

### SIGN POSTING INSTRUCTIONS

As required by the Comprehensive Zoning Ordinance of Bernalillo County, persons scheduled for hearing are required to post and maintain one or more signs on their property to assist in advertising the application and describing its purpose. Applicants, or their agents, will receive their signs at the time their application is filed.

#### 1. LOCATION

- Signs shall be conspicuously located on the property and within twenty (20) feet of any property line that abuts a street. Signs must be placed at the edge of the property closest to the street if the property does not abut a street.
- The face of the sign shall be parallel to the street. The bottom of edge of the sign shall be at least two (2) feet, but not more than seven (7) feet, above grade.
- No barrier shall prevent a person from coming within five (5) feet of the sign in order to read it.

#### 2. NUMBER

- A sign shall be placed on each street frontage abutting the subject property.
- If the property does not abut a street, a sign must be placed at the edge of the property nearest the public street.

#### 3. DURATION OF POSTING

- Signs are to be posted 15 days before and after the hearing date.
- Failure to properly post and maintain the sign(s) is grounds for deferral or denial of the request.

#### *Posting Suggestions:*

*Heavy stakes with crossbar supports or plywood backing typically works best to keep the sign in place, especially during high winds. Signs will tear less easily if they are attached to the support system with large-headed nails or staples.*

I acknowledge that I have read and understand the "Sign Posting Instructions". I also understand my obligation to post the provided signs for the required period of time, as well as their proper posting location(s).

maleft  
Signature of applicant / agent

1-25-15  
Date

\*APPLICANTS / AGENTS WILL RECEIVE A COPY OF THIS DOCUMENT

Staff: Am

Number of signs issued: 8

Case number: Z-SPR 2014-0001

SIGNS MUST BE POSTED FROM 2/17/14 TO 3/18/14

THE SCHEDULED PUBLIC HEARING FOR THIS REQUEST WILL BE HELD ON

March 2nd, 2014



**From:** Jim Strozier <[cp@consensusplanning.com](mailto:cp@consensusplanning.com)>  
**Date:** January 6, 2016 at 5:50:45 PM MST  
**To:** Enrico Gradi <[egradi@bernco.gov](mailto:egradi@bernco.gov)>, Catherine VerEecke <[cvereecke@bernco.gov](mailto:cvereecke@bernco.gov)>  
**Cc:** Matt Look <[MattLook@gdc-az.com](mailto:MattLook@gdc-az.com)>, Malak Hakim <[hakim@consensusplanning.com](mailto:hakim@consensusplanning.com)>  
**Subject:** Santolina Level B Application Questions

Enrico and Kathryn,

We are preparing our application for the Santolina Level B Plan and wanted to check in with you on the requirements for this submittal. Based on our review of the Level A application, we are anticipating submittal of the following:

1. Letter of Authorization – we anticipate using the same authorization letter, since nothing has changed, it is dated 2012. We need a current authorization letter, with the current agents included.
2. Legal Description with a boundary survey exhibit For the specific property under consideration
3. Uniform Property Code Number(s) For the specific property under consideration
4. Explanation Letter, with policy support (since the zoning has been established, Resolution 116-86 does not apply), this should include a section/document that addresses the status of meeting each of the Conditions of approval for the Level A Plan.
5. Proof of neighborhood notification. Get current information from Darrell Dady.
6. Santolina Level B Master Plan (12 hard copies-11 bound, 1 unbound, 25 CDs), including detailed zoning. Yes that would be the correct number of copies.
7. Documentation (e.g., technical appendices) for addressing PCC Level B submittal requirements pages 38-40 (transportation, water, wastewater, stormwater, financial feasibility/economic plans were submitted in 2013 for Level A). We would need two copies of each technical appendix, one bound one unbound with a digital version of each.

Also, can you provide us with an application fee amount? At Level A, it was \$200 for the plan review. Yes it would be \$200. The zoning fee was established separately.

Thank you,

Jim Strozier, AICP  
Consensus Planning, Inc.  
☎ 505.764.9801  
[www.consensusplanning.com](http://www.consensusplanning.com)

Follow us on 

## Malak Hakim

---

**From:** Catherine VerEecke <cvereecke@bernco.gov>  
**Sent:** Wednesday, January 13, 2016 3:58 PM  
**To:** Malak Hakim; Jim Strozier  
**Cc:** Enrico Gradi; Juanita Garcia; Mari B. Simbana  
**Subject:** RE: Santolina Level B Application Questions  
**Attachments:** ZSPR.pdf

Hello Malak, Thanks for your e-mail. Attached is the application form (along with sign and neighborhood notification instructions) for 'Special Project Review' that you will need to complete for the Santolina Level B application. It currently does not appear on the County website. The document you forwarded from 2013 was provided by our office as a receipt at the time of the Level A application. You will receive a similar document when you submit the new application. Let me know if you have any other questions. Thanks, Catherine

Catherine VerEecke  
Planning and Development Services  
Bernalillo County  
505-314-0387

---

**From:** Malak Hakim [mailto:hakim@consensusplanning.com]  
**Sent:** Wednesday, January 13, 2016 3:12 PM  
**To:** Catherine VerEecke; Jim Strozier  
**Cc:** Enrico Gradi; Juanita Garcia  
**Subject:** RE: Santolina Level B Application Questions

Thank you, Catherine. We have a letter of Authorization from 2015 that we will provide.

We used the attached form for our previous Level A application. I can't seem to find this Special Project Review form on the County's website. Can you please email it to me?

Thank you,

Malak

---

**From:** Catherine VerEecke [mailto:cvereecke@bernco.gov]  
**Sent:** Tuesday, January 12, 2016 5:06 PM  
**To:** Malak Hakim <hakim@consensusplanning.com>; Jim Strozier <cp@consensusplanning.com>  
**Cc:** Enrico Gradi <egradi@bernco.gov>; Juanita Garcia <jugarcia@bernco.gov>  
**Subject:** FW: Santolina Level B Application Questions

Hello Malak,  
Enrico asked me to forward our response to your e-mail regarding the Santolina Level B submittal requirements. Please see the response below (blue highlight). Let us know if you have questions. Thanks, Catherine

Catherine VerEecke  
Planning and Development Services  
Bernalillo County

**BERNALILLO COUNTY  
PLANNING & DEVELOPMENT SERVICES DEPARTMENT**

**NEIGHBORHOOD ASSOCIATION NOTIFICATION  
AND RECOGNITION ORDINANCE NO. 94-4**

**PURPOSE OF ORDINANCE.** The purpose of this ordinance is to provide the Neighborhood Associations, in the unincorporated area of Bernalillo County, with an early notification process for all public hearings held by the Bernalillo County Planning & Development Services Department, and any major County projects affecting neighborhoods. Early notifications will help identify and possibly resolve potential conflicts involving neighborhoods, the private sector, and Bernalillo County, prior to the public hearing.

**NOTIFICATION PROCESS.** Prior to filing an application concerning a matter to be heard by the Bernalillo County Planning Commission, the developer/agent must notify (in writing) the affected neighborhood association(s) which covers, abuts, or is across public right-of-way, from the site of their proposal. A notified association representative must respond back to the applicant within two weeks (14 days) from receiving the written notice.

Written notice must be through certified letter (containing information outlined below), return receipt requested, mailed to **two** designated neighborhood representatives on file at the County Planning & Development Services Department. Failure to submit notification to the association representatives shall be grounds for the neighborhood to request deferral of a hearing.

Certified letters must include the following information:

1. Brief description of proposal including any justification deemed appropriate (i.e. requesting a zone change from A-1 to C-1 on property located at \_\_\_\_\_ street, for the purpose of establishing \_\_\_\_\_ ).
2. Zone Atlas Map page.
3. Legal Description along with actual street names, addresses and intersections.
4. Site plan-when applicable- (should include typical building elevations, location of proposed buildings, street layout and any other relevant information). Site plans do not have to be blue print final and could be preliminary drawings.
5. Agent/applicants name, address, phone number, (and fax if available). If more than one agent/applicant is listed, information must be provided for all those listed.

**Please Contact Darrell Dady, Neighborhood Coordination Specialist, at 468-7364 or at [ddady@berncgo.gov](mailto:ddady@berncgo.gov) for a list of the current County-Recognized Neighborhood Association representatives. A notification form will be issued by the Neighborhood Program Coordinator, which must be submitted with your application along with the notification requirements.**

BERNALILLO COUNTY, NEW MEXICO  
PLANNING & DEVELOPMENT SERVICES DEPARTMENT

**NEIGHBORHOOD ASSOCIATION NOTIFICATION AND RECOGNITION**

This certifies that I, Malak Hakim have notified via certified mail, return receipt, representatives of a Bernalillo County recognized Neighborhood Association, as furnished by the Planning & Development Services Department regarding our application for our property located at:

The Southwest Mesa and is genrally bound by I-40 to the north, 118th Street and the escarepment open space to the east, Dennis Chavez Boulevard on the south, and the escarpment area adjacent to and just west of Shelly Drive on the west (see attached Zone Atlas composite).

**List Neighborhood Associations that were contacted:**

South Valley Alliance

Southwest Alliance of Neighbors

South Valley Coalition of Neighborhood Associations

**Attach receipts for Certified Mail here**



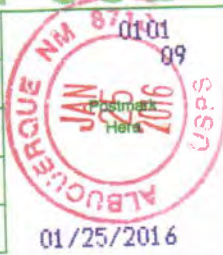
7011 3500 0000 0891 4591

# U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

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Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$1.42
	\$7.67



Sent To  
**Terry Gallegos**  
Street, Apt. No.,  
or PO Box No. **68013 Sunset Gardens SW**  
City, State, ZIP+4  
**Alb. NM 87121**

PS Form 3800, August 2006

See Reverse for Instructions

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Total Postage & Fees	\$1.42
	\$7.67



Sent To  
**Rod Mahoney**  
Street, Apt. No.,  
or PO Box No. **1838 Sadora Rd SW**  
City, State, ZIP+4  
**Alb. NM 87105**

PS Form 3800, August 2006

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	\$7.67



Sent To  
**Johnny Pena**  
Street, Apt. No.,  
or PO Box No. **6525 Sunset Gardens SW**  
City, State, ZIP+4  
**Alb. NM 87121**

PS Form 3800, August 2006

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	\$7.67



Sent To  
**Marcia Hernandez**  
Street, Apt. No.,  
or PO Box No. **2401 Violet SW**  
City, State, ZIP+4  
**Alb. NM 87105**

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	\$7.67



Sent To  
**Zoe E. Condman**  
Street, Apt. No.,  
or PO Box No. **214 Riverside SW**  
City, State, ZIP+4  
**Alb. NM 87105**

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Sent To  
**Sara Newton Juarez**  
Street, Apt. No.,  
or PO Box No. **933 Nashville SW**  
City, State, ZIP+4  
**Alb. NM 87105**

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Sent To  
 Jerry Gallegos  
 Street, Apt. No.,  
 or PO Box No. 63013 Sunset Gardens SW  
 City, State, ZIP+4  
 Albuquerque, NM 87121

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Sent To  
 Marcia Fernandez  
 Street, Apt. No.,  
 or PO Box No. 2401 Violet SW  
 City, State, ZIP+4  
 Albuquerque, NM 87105

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Sent To  
 Rod Mahoney  
 Street, Apt. No.,  
 or PO Box No. 1838 Sadora Rd SW  
 City, State, ZIP+4  
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 or PO Box No. 214 Riverside SW  
 City, State, ZIP+4  
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Total Postage & Fees	\$1.42
	\$7.67



Sent To  
 Johnny Pena  
 Street, Apt. No.,  
 or PO Box No. 6525 Sunset Gardens SW  
 City, State, ZIP+4  
 Albuquerque, NM 87121

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	\$7.67



Sent To  
 Sara Newton Juarez  
 Street, Apt. No.,  
 or PO Box No. 933 Nashville SW  
 City, State, ZIP+4  
 Albuquerque, NM 87105

PS Form 3800, August 2006

See Reverse for Instructions





# BERNALILLO COUNTY

## Neighborhood Coordination

**Date:** December 29, 2015

**TO/CONTACT NAME:** Malak Hakim

**COMPANY/AGENCY:** Consensus Planning, Inc.

**ADDRESS/ZIP:** Albuquerque, NM

**PHONE/FAX/e-mail address:** 764-9801

Thank you for your inquiry of 12/29/15 requesting the names of **ALL**  
(Date)

**Neighborhood and/or Homeowner Associations** that would be affected under the provisions of County Ordinance 94-4 (Bernalillo County Code, Section 62-117) by your proposed project at

Santolina Level B Zone Atlas Overlay SW Bernalillo County, NM 87105, for a Special Project Review

Zone map page(s) L-5 and L-6; M-1, M-2, M-3, M-4, M-5, M-6, M-7; N-1, N-2, N-3, N-4, N-5, N-6, N-7, P-5, P-6 and P-7 All of the Zone Atlas page numbers listed have a "Z" suffix.

Our records indicate that the **Neighborhood and/or Homeowner Associations\*\*** affected by this proposal and the contact names are as follows: **(SEE ATTACHED)**

\_\_\_\_\_  
**Neighborhood or Homeowner Association**

Contacts: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
**Neighborhood or Homeowner Association**

Contacts: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**\*\*Note: Both contacts for each neighborhood and/or homeowners association need to be notified.**

**SEE ATTACHED FOR ADDITIONAL Neighborhood and/or Homeowner Associations information.**

**YES ( ☒ ) NO ( ☐ )**

Please note that according to Bernalillo County ordinance 94-4, you are required to notify each of these contact person(s) by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing.

**CERTIFIED LETTERS MUST INCLUDE THE FOLLOWING INFORMATION:**

1. A brief description of proposal including any justification deemed appropriate (i.e. what you are requesting, the property location and proposed land use)
2. Zone Atlas Map page.
3. Legal description along with actual street names, address and intersections.
4. Site Plan – when applicable (should include typical building elevations, location of proposed buildings, street layout and any other relevant information).
5. Agent/Applicants name, address, phone number and other contact information. If more than one agent/applicant is listed, information must be provided for all those listed.

**IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED.**

If you have any questions about the information provided, please contact:

**Darrell Dady**  
**Neighborhood Coordination Specialist**  
**(505) 468-7364**  
**ddady@bernco.gov**

**PLEASE NOTE:** *The neighborhood association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter, you will need to get an updated letter from the Neighborhood Program Coordinator. It is your responsibility to provide current information – Outdated Information may result in a deferral of your case.*





## BERNALILLO COUNTY

Office of Health & Social Services / Cultural Services / Neighborhood  
Coordination

**TO:** Malak Hakim and Consensus Planning, Inc.  
**FROM:** Darrell Dady / Neighborhood Coordination Specialist  
**DATE:** December 29, 2015  
**RE:** Request for a Special Project Review for the Santolina Level B Master Plan  
located in southwest Bernalillo County.

**YOU ARE REQUIRED TO CONTACT BOTH CONTACTS OF THE FOLLOWING THREE  
NEIGHBORHOOD ASSOCIATIONS:**

### **South Valley Alliance**

Sara Newton Juarez  
933 Nashville SW  
Albuquerque, NM 87105  
[snjart@yahoo.com](mailto:snjart@yahoo.com)

877-7474 (H)

Zoe Economou  
214 Riverside SW  
Albuquerque, NM 87105  
[zoecon@unm.edu](mailto:zoecon@unm.edu)

873-3096 (H)

### **South West Alliance of Neighbors**

Johnny Pena 321-3551  
6525 Sunset Gardens SW  
Albuquerque, NM 87121  
[johnnyepena@comcast.net](mailto:johnnyepena@comcast.net)

Jerry Gallegos 261-0878  
63013 Sunset Gardens SW  
Albuquerque, NM 87121  
[jgallegos@ydinm.org](mailto:jgallegos@ydinm.org)

### **South Valley Coalition of Neighborhood Associations**

Rod Mahoney 681-3600 (C)  
1838 Sadora Road SW  
Albuquerque, NM 87105  
[rmahoney01@comcast.net](mailto:rmahoney01@comcast.net)

Marcia Fernandez 877-9727 (H)  
2401 Violet SW 235-6511 (C)  
Albuquerque, NM 87105  
[mbfernandez1@gmail.com](mailto:mbfernandez1@gmail.com)

Typical



January 24, 2016

Rod Mahoney  
1838 Sadora Road SW  
Albuquerque, NM 87105

Marcia Fernandez  
2401 Violet SW  
Albuquerque, NM 87105

Landscape Architecture  
Urban Design  
Planning Services

Re: Submittal of the Santolina Level B Master Plan

Dear Mr. Mahoney, Ms. Fernandez, & the South Valley Coalition of Neighborhood Associations:

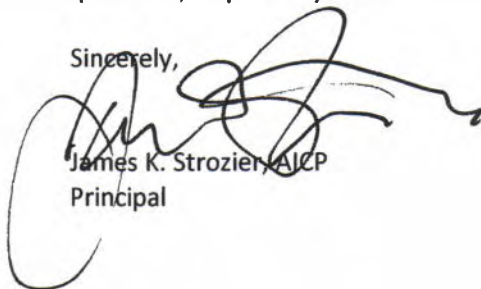
The purpose of this letter is to inform you that we have submitted a Special Project Review application for a Planned Community Level B Master Plan, known as the Santolina Level B Master Plan (on behalf of Western Albuquerque Land Holdings LLC). The Master Plan is a Level B Master Plan in accordance with the Planned Communities Criteria as approved by the Bernalillo County Commission on May 22, 2012. The predecessor of this Level B Plan is the Santolina Level A Master Plan, which was approved on June 16, 2015 by the Bernalillo County Board of Commissioners along with a Zone Map Amendment to the Planned Communities Zone. The associated Level A Development Agreement was recorded on August 10, 2015.

The Level B Master Plan covers approximately 4,243 acre of the Santolina Level A Plan area. The Level B Plan area is located on the Southwest Mesa and is generally bounded by Interstate 40 to the north, 118<sup>th</sup> Street and the escarpment open space to the east, Dennis Chavez Boulevard on the south, and the escarpment area adjacent to and just west of Shelly Drive on the west (See attached Zone Atlas composite).

The legal description for the property is provided in the attached survey for the Santolina Level B boundary.

In order to provide additional time for county staff and agency review, the application is anticipated to be heard at the County Planning Commission hearing scheduled for March 2, 2016 at the Vincent Griego Chambers located in the basement of the City/County Building. Please feel free to contact me at 764-9801 or at [cp@consensusplanning.com](mailto:cp@consensusplanning.com) if you have questions, require any additional information, or would like to schedule a meeting.

Sincerely,



James K. Strozier, AICP  
Principal

#### PRINCIPALS

James K. Strozier, AICP  
Christopher J. Green, PLA,  
ASLA, LEED AP  
Jacqueline Fishman, AICP  
Laurie Firor, PLA, ASLA



# County Planning Commission

## SCHEDULE 2016

CPC HEARING DATE *	APPLICATION DEADLINE	REQUEST FOR COMMENT	COMMENT DEADLINE	APPEAL DEADLINE
12-02-15	10-26-15	10-27-15	11-09-15	**
01-06-16	11-23-15	11-24-15	12-07-15	**
02-03-16	12-14-15	12-15-15	01-11-16	**
03-02-16	01-25-16	01-26-16	02-08-16	**
04-06-16	02-22-16	02-23-16	03-14-16	**
05-04-16	03-28-16	03-29-16	04-11-16	**
06-01-16	04-25-16	04-26-16	05-09-16	**
07-06-16	05-23-16	05-24-16	06-13-16	**
08-03-16	06-27-16	06-28-16	07-11-16	**
09-07-16	07-25-16	07-26-16	08-15-16	**
10-05-16	08-22-16	08-23-16	09-12-16	**
11-02-16	09-26-16	09-27-16	10-10-16	**
12-7-16	10-24-16	10-25-16	11-14-16	**

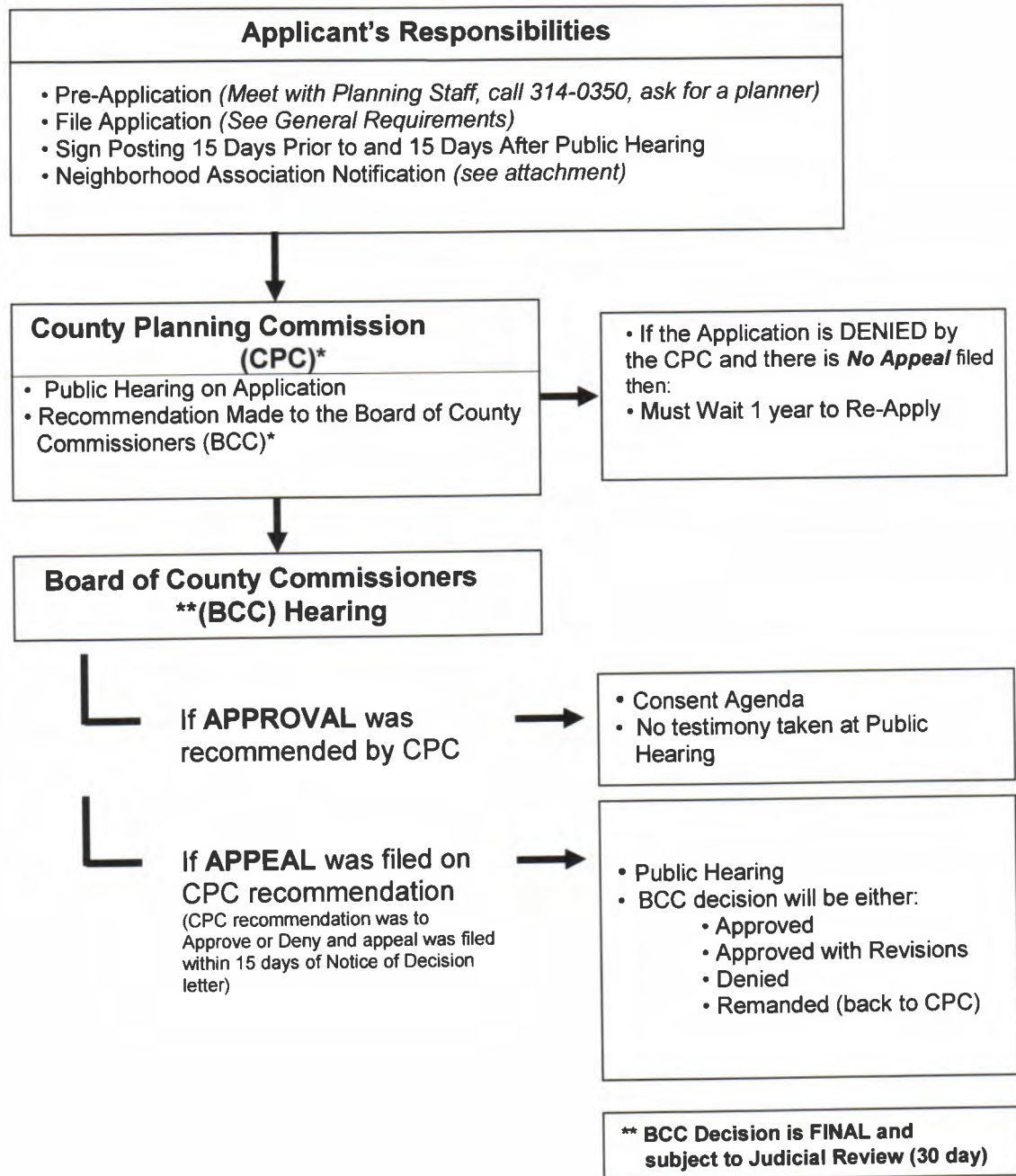
Revised: September, 2015

Applications & appeals will be accepted until 12:00 noon on deadline day.

\*Wednesday, 9:00 a.m.

\*\* Appeal deadline is fifteen (15) days from the date of the Notice of Decision letter.

# The Process for Special Project Review Application



**Garrett Development Corporation**

6991 E. Camelback Road, Suite D-212  
Scottsdale, Arizona 85251

January 20, 2016

Bernalillo County  
111 Union Square SE, Suite 100  
Albuquerque, NM 87102

Albuquerque Bernalillo County Water Utility Authority  
One Civic Plaza NW  
Albuquerque, New Mexico 87102

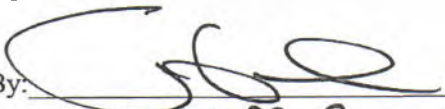
Re: Letter of Authorization for the Santolina Master Plan Area Entitlement and Permit Applications

To Whom It May Concern:

Garrett Development Corporation ("GDC"), hereby authorizes Bohannon Huston, Inc. ("BHI"), Consensus Planning ("CP"), and Rodey, Dickason, Sloan, Akin & Robb, P.A. ("Rodey Law Firm") to obtain information, submit and process entitlements, permits and all related applications, and act as an agent for GDC for the purpose of entitling, zoning, permitting, platting and subdividing the property known as Santolina located within Bernalillo County (the "Property"). Any other acts with respect to the Property shall require a separate authorization letter.

Sincerely,

GARRETT DEVELOPMENT CORPORATION  
Agent, Western Albuquerque Land Holdings LLC

By:   
Printed Name: Jeff Garrett  
Title: President

Notice address regarding the Property:

Garrett Development Corporation  
6991 E. Camelback Road, Suite D-212  
Scottsdale, Arizona 85251  
Phone: 480-970-4002  
Email: jeff@gdc-az.com



**WESTERN ALBUQUERQUE LAND HOLDINGS LLC**

c/o Garrett Development Company  
6991 E. Camelback Road, Suite D-212  
Scottsdale, Arizona 85251

October 2, 2015

Bernalillo County  
Planning & Development Services  
111 Union Square SE, Suite 100  
Albuquerque, NM 87102

City of Albuquerque  
Planning, Engineering and Building Departments  
P.O. Box 1293  
Albuquerque, NM 87103

Albuquerque Bernalillo County Water Utility Authority  
One Civic Plaza NW  
Albuquerque, New Mexico 87102

Re: Letter of Authorization for Entitlement and Permit Applications

To Whom It May Concern:

Western Albuquerque Land Holdings LLC, a Delaware limited liability company ("WALH"), hereby authorizes Garrett Development Corporation, an Arizona corporation ("GDC") and its members, to obtain information, submit and process entitlements, permits and all related applications, and act as an agent for W ALH for the purpose of entitling, zoning, permitting, platting and subdividing all property owned by W ALH within Bernalillo County and the City of Albuquerque ("Property"). Any other acts with respect to property owned by W ALH shall require a separate authorization letter.

Sincerely,

WESTERN ALBUQUERQUE LAND HOLDINGS LLC

By: C-III Asset Management LLC, as Special Servicer

By: 

Printed Name: DEBORAH A. BACON

Title: Servicing Officer

Notice address regarding WALH's Property:

Western Albuquerque Land Holdings LLC  
c/o Garrett Development Corporation  
6991 E. Camelback Road, Suite D-212  
Scottsdale, Arizona 85251  
Phone: 480-970-4002  
Email: jeff@gdc-az.com

WESTERN ALBUQUERQUE LAND HOLDINGS LLC  
c/o Barclays Capital Real Estate Inc., as Servicing Member  
745 Seventh Avenue  
New York, NY 10019

November 9, 2012

Bernalillo County  
One Civic Plaza NW  
Albuquerque, NM 87103

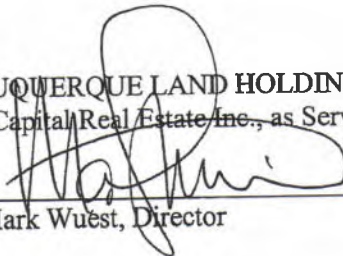
Re: Letter of Authorization for Entitlement & Permit Applications for the Santolina Master Plan area  
("Property")

To Whom it May Concern:

Western Albuquerque Land Holdings LLC, a Delaware limited liability company ("WALH"), hereby authorizes Garrett Development Corporation, Myers, Oliver & Price, P.C., Consensus Planning and Bohannon Huston to obtain information and submit entitlement and permit applications for the above referenced Property, and act as WALH's agent for the limited purpose of entitling, permitting and subdividing the above referenced Property owned by WALH. Any acts with respect to other property owned by WALH shall require a separate authorization letter.

Sincerely,

WESTERN ALBUQUERQUE LAND HOLDINGS LLC  
By: Barclays Capital Real Estate Inc., as Servicing Member

By:   
Mark Wuest, Director

Notice address re: this Property:

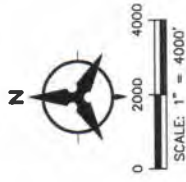
Western Albuquerque Land Holdings LLC  
C/O Garrett Development Corporation  
6991 E. Camelback Road, Suite B297  
Scottsdale, Arizona 85251  
Phone: 480-970-4001  
Email: jeff@gdc-az.com

With a copy to: John A. Myers, Esq.  
Myers, Oliver & Price, P.C.  
1401 Central Avenue NW  
Albuquerque, NM 87104  
(505) 247-9080  
jmyers@moplav.com

Section, Parcel, or Tract Number	UPC Code
Parcel 62	100505641701040201
Parcel 64	100505531351210101
Parcel 65	100505526350920305
Parcel 66	100505524750220304
Parcel 67	100505522250020302
Parcel 68	100505630502940104
Parcel 69	100405535643210104
Parcel 70	100405533442810103
Parcel 71	100405531442410102
Parcel 72	100405529342010101
Parcel 86	100305503027320102
Parcel 87	100205551627240403
Parcel 88	100205543025340305
Parcel 89	100205552821640201
Parcel 90	100205511116330104
Parcel 91	100205506915330103
Parcel 92	100205504914730102
Parcel 93	100205501715030101
Parcel 94	100105550814240248
Section 0	100105445926510110
Section 1	100605438426410143
Section 12	100605335544610201
Section 2	100505426426540143
Section 3	100405426226510143
Section 31	100705526027010144
Section 32	100205529711840119
Section 33	100305528414840145
Section 34	100405529023240143
Section 35	100505526126410144
Section 36	100605541613340101
Section 4	100305426226510144
Section 5	100205426126410143
Section 6	100705426025510143
Section 7	100705326245010142
Tract 5-B-3-D	100605537731310120



# OVERVIEW OF SANTOLINA LEVEL B



## NOTES:

1. This survey is based on New Mexico State Plane Coordinate System, Central Zone, NAD83, US Survey foot.
2. Distances shown are ground distances (US FT)

**Bohannon & Huston**

Courtyard 1, 7500 Jefferson St, NE  
Albuquerque, NM 87109 (505) 823-1000

P:\2018\147 SURVEY\GRAPHICS\Santolina Level B.dwg  
Mon, 4-Jan-2018 - 9:05 am. Plotted by AMMC

# SANTOLINA LEVEL B PARCEL 1

## DESCRIPTION

A certain tract of land situate within the Town of Atrisco Grant, within projected Section 5 and 6, Township 9 North, Range 1 East and projected Section 31 and 32, Township 10 North, Range 1 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising a portion of Tract 3 (T3) South Tract Parcel ST-1 as the same is shown and designated in Special Master's Deed filed December 15, 2010 as Document 2010128590, and as shown on Boundary Survey Plat of Lands of Westland DevCo filed September 4, 2008 in Book 2008S, page 133 as Document 2008098567 and also being all of Parcels 89 and 90-94 as the same are shown and designated in Special Master's Deed filed December 15, 2010 as Document 2010128590, being and comprising a portion of Tracts 216 thru 221, and all of Tracts 210 and Tracts 222 thru 225, Row 1, Unit B, West of the Original Townsite of Westland, as the same are shown and designated on the unfiled Plat thereof, excepting therefrom a portion of right-of-way for Interstate 40 and being more particularly described by New Mexico State Plane Grid Bearings (NAD83 Central Zone) and ground distances as follows:

BEGINNING at a found 1.5" aluminum cap stamped "K & P WST 36" at the northwest corner of the tract herein described, identical to the northwest corner of said Parcel ST-1, WHENCE the USC & GS brass disc stamped "PAST 1969" having New Mexico State Plane grid coordinates (NAD 83 Central Zone) N=1,471,749.997 and E=1,470,926.961 bears S87°04'27"E a distance of 17009.76 feet;

THENCE along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Parcel ST-1, N 74°58'26" E a distance of 676.05 feet to the southwest corner of Parcel 93-94;

THENCE along the northerly boundary of the tract herein described, coincident with the boundary of said Parcels 93-94, the following five (5) courses:

N 15°00'29" W a distance of 706.25 feet to a found rebar;

N 74°58'20" E a distance of 959.86 feet to a found rebar;

S 15°01'48" E a distance of 269.08 feet to a found iron pipe;

N 74°58'24" E a distance of 89.88 feet to a found rebar;

S 15°01'45" E a distance of 437.20 feet to a found rebar at the southeast corner of said Parcels 93-94, identical to a point along the northerly boundary of said Parcel ST-1

THENCE along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Parcel ST-1, N 74°58'26" E a distance of 59.93 feet to a found rebar at the southwest corner of Parcels 90-92;

THENCE along the northerly boundary of the tract herein described, coincident with the boundary of said Parcels 90-92, the following three (3) courses:

N 15°02'31" W a distance of 437.20 feet to a found rebar;

N 74°58'24" E a distance of 1049.90 feet to a found 1" iron pipe;

S 15°02'31" E a distance of 437.21 feet to a found rebar at the southeast corner of said Parcels 90-92 and a point along the northerly boundary of said Parcel ST-1;

THENCE along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Parcel ST-1, the following three (3) courses:

N 74°58'26" E a distance of 384.13 feet;

400.18 feet along an arc of a curve to the right, having a radius of 4796.64 feet, a central angle of 4°46'49" and a chord bearing N 77°21'37" E for a distance of 400.07 feet;

79°45'08" E a distance of 309.14 feet to a found rebar at the southwest corner of Parcel 89;

THENCE along the northerly boundary of the tract herein described, coincident with the boundary of said Parcel 89, the following three (3) courses:

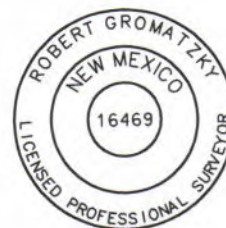
N 10°07'41" W a distance of 751.39 feet to a found rebar;

N 79°45'20" E a distance of 209.64 feet to a found rebar;

S 10°09'14" E a distance of 751.38 feet to a found rebar at the southeast corner of said Parcel 89 and a point along the northerly boundary of said Parcel ST-1;

THENCE along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Parcel ST-1, N 79°45'08" E a distance of 1131.18 feet to the northeast corner of the tract herein described, identical to the northeast corner of said Parcel ST-1 and a point along the westerly right-of-way for Shelly Drive;

(CONTINUED ON SHEET 2 OF 3)



**Bohannon & Huston**

Courtyard I 7500 Jefferson St. NE  
Albuquerque, NM 87109 (505) 823-1000

SANTOLINA LEVEL B  
PARCEL 1 EXHIBIT

DATE: 12/14/2015

REVISION NO. 0

SHEET: 1 OF 3

# SANTOLINA LEVEL B PARCEL 1

## DESCRIPTION

(CONTINUED FROM SHEET 1)

THENCE along the easterly boundary of the tract herein described, coincident with the westerly boundary of the right-of-way for Shelly Drive, the following three (3) courses:

S 10°20'30" E a distance of 52.17 feet;

883.85 feet along an arc of a curve to the right, having a radius of 4780.89 feet, a central angle of 10°35'32" and a chord bearing S 5°02'44" E for a distance of 882.59 feet to a found rebar;

S 0°17'59" W a distance of 3966.39 feet to the southeast corner of the tract herein described and a point along the westerly boundary of the right-of-way for Shelly Drive;

THENCE along the southerly boundary of the tract herein described, S 89°41'12" W a distance of 4834.43 feet to the southwest corner of the tract herein described and a point along the westerly boundary of said Parcel ST-1;

THENCE along the westerly boundary of the tract herein described, coincident with the westerly boundary of said Parcel ST-1, the following two (2) courses:

N 5°29'17" W a distance of 3613.31 feet to a found 1.5" brass disc stamped "K&P NE COR TRACT 3";

N 5°28'06" W a distance of 111.06 feet to a found 1.5" brass disc stamped "K&P WST 36" at the northwest corner of the tract herein described and the POINT OF BEGINNING.

The above described tract contains ± 535.9477 acres, more or less.

## CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this legal description was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky  
New Mexico Professional Surveyor 16469

Date: \_\_\_\_\_



**Bohannon & Huston**

Courtyard I 7500 Jefferson St. NE  
Albuquerque, NM 87109 (505) 823-1000

SANTOLINA LEVEL B  
PARCEL 1 EXHIBIT

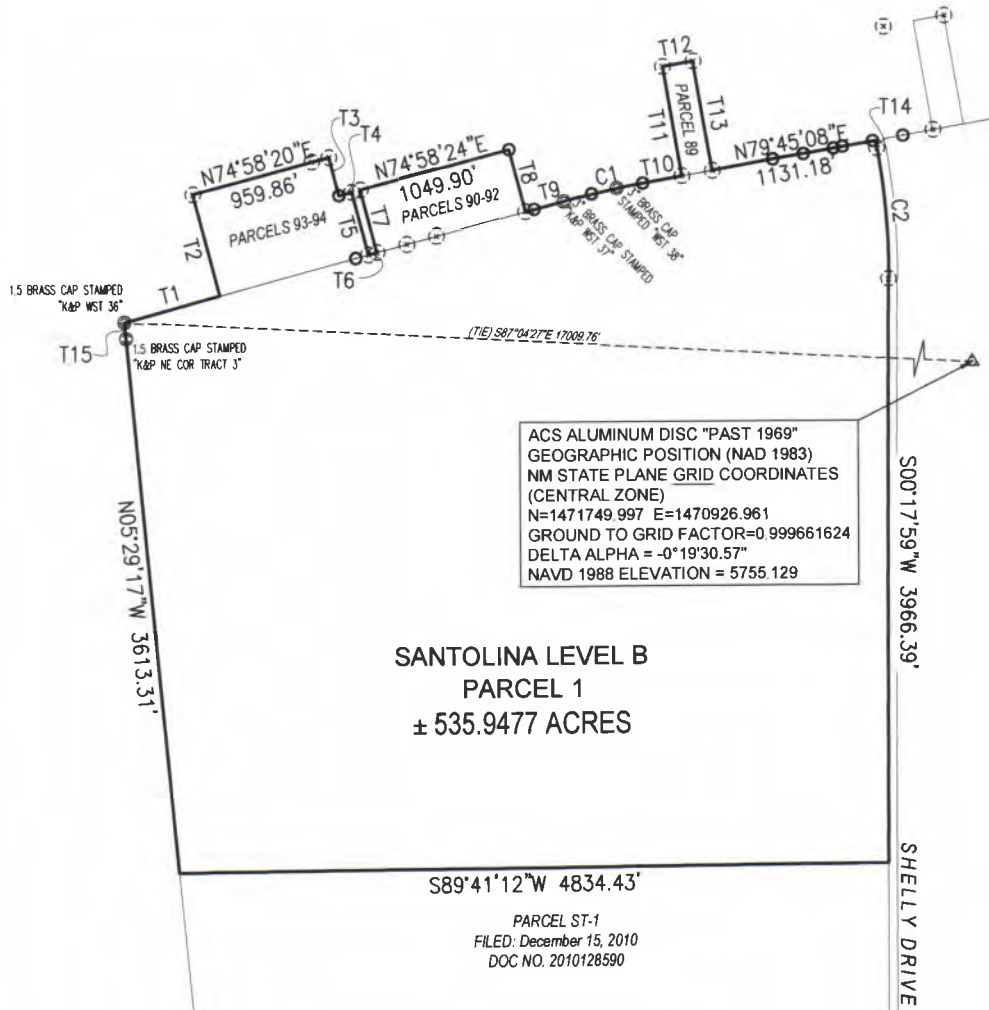
DATE: 12/14/2015

REVISION NO. 0

SHEET: 2 OF 3



# SANTOLINA LEVEL B PARCEL 1

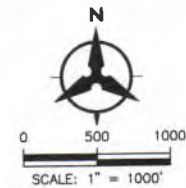


## NOTES:

1. This survey is based on New Mexico State Plane Coordinate System, Central Zone, NAD83, US Survey foot.
2. Distances shown are ground distances (US FT)

Tangent Data		
ID	BEARING	DISTANCE
T1	N74°58'26"E	676.05'
T2	N15°00'29"W	706.25'
T3	S15°01'48"E	269.08'
T4	N74°58'24"E	89.88'
T5	S15°01'45"E	437.20'
T6	N74°58'26"E	59.93'
T7	N15°02'31"W	437.20'
T8	S15°02'31"E	437.21'
T9	N74°58'26"E	384.13'
T10	N79°45'08"E	309.14'
T11	N10°07'41"W	751.39'
T12	N79°45'20"E	209.64'
T13	S10°09'14"E	751.38'
T14	S10°20'30"E	52.17'
T15	N05°28'06"W	111.06'

LEGEND	
○	FOUND 1" IRON PIPE
⊠	FOUND REBAR
⊙	FOUND REBAR WITH CAP STAMPED AS NOTED
●	FOUND BRASS CAP
—	BOUNDARY LINE
- - -	ADJOINING PROPERTY LINE



**Bohannon & Huston**

Courtyard I 7500 Jefferson St. NE  
Albuquerque, NM 87109 (505) 823-1000

SANTOLINA LEVEL B  
PARCEL 1 EXHIBIT

DATE: 12/14/2015

REVISION NO. 0

SHEET: 3 OF 3

# SANTOLINA LEVEL B PARCEL 2

## DESCRIPTION

A certain tract of land situate within the Town of Atrisco Grant, within projected Sections 4 and 5, Township 9 North, Range 1 East and projected Sections 32 and 33, Township 10 North, Range 1 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising a portion of Tract 3 (T3) South Tract Parcel ST-3 as the same is shown and designated in Special Master's Deed filed December 15, 2010 as Document 2010128590, and as shown on Boundary Survey Plat of Lands of Westland DevCo filed September 4, 2008 in Book 2008S, page 133 as Document 2008098567 and also being all of Parcels 86 - 88 as the same are shown and designated in Special Master's Deed filed December 15, 2010 as Document 2010128590, being and comprising all of Tracts 196, 198 and 202, Row 1, Unit B, West of the Original Townsite of Westland, as the same are shown and designated on the unfiled Plat thereof, excepting therefrom a portion of right-of-way for Interstate 40 and 60' reserved rights-of-way as described in the Judgement filed on October 28, 2015 as Doc #2015094313 in the Office of the Bernalillo County Clerk and being more particularly described by New Mexico State Plane Grid Bearings (NAD83 Central Zone) and ground distances as follows:

BEGINNING at the northwest corner of the tract herein described, also being the northwest corner of said Parcel ST-3 and a point on the easterly boundary of the right-of-way for Shelly Drive, WHENCE the USC & GS brass disc stamped "PAST 1969" having New Mexico State Plane grid coordinates (NAD 83 Central Zone) N=1,471,749.997 and E=1,470,926.961 bears S79°56'12"E a distance of 11988.73 feet

THENCE along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Parcel ST-3, N 79°45'08" E a distance of 340.16 feet to a found rebar at the southwest corner of Parcel 88;

THENCE along the northerly boundary of the tract herein described, coincident with the boundary of said Parcel 88, the following three (3) courses:

N 10°17'54" W a distance of 751.29 feet;

N 79°45'20" E a distance of 211.01 feet to a found rebar;

S 10°17'54" E a distance of 751.28 feet to the southeast corner of said Parcel 88 and a point along the northerly boundary of said Parcel ST-3;

THENCE along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Parcel ST-3, N 79°45'08" E a distance of 736.42 feet to a found rebar at the southwest corner of Parcel 87;

THENCE along the northerly boundary of the tract herein described, coincident with the boundary of said Parcel 87, the following three (3) courses:

N 10°17'19" W a distance of 751.24 feet to a found rebar;

N 79°45'20" E a distance of 210.04 feet to a found rebar;

S 10°17'12" E a distance of 751.22 feet to a found rebar at the southeast corner of said Parcel 87 and a point along the northerly boundary of said Parcel ST-3;

THENCE along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Parcel ST-3, N 79°45'08" E a distance of 209.86 feet to the southwest corner of Parcel 86;

THENCE along the northerly boundary of the tract herein described, coincident with the boundary of said Parcel 86, the following two (2) courses:

N 10°15'59" W a distance of 751.21 feet;

N 79°45'20" E a distance of 210.13 feet;

S 10°17'46" E a distance of 751.20 feet to the southeast corner of said Parcel 86 and a point along the northerly boundary of said Parcel ST-3;

THENCE along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Parcel ST-3, N 79°45'08" E a distance of 585.36 feet to the northeast corner of the tract herein described;

THENCE along the easterly boundary of the tract herein described, the following eleven (11) courses:

1154.29 feet along an arc of a curve to the right, having a radius of 2925.79 feet, a central angle of 22°36'16" and a chord bearing S 4°38'03" E for a distance of 1146.82 feet;

S 0°40'39" E a distance of 507.12 feet;

S 6°57'03" E a distance of 523.48 feet;

S 6°11'57" E a distance of 350.16 feet;

S 9°46'56" W a distance of 407.04 feet;

S 6°20'38" E a distance of 231.02 feet;

S 6°39'10" E a distance of 428.55 feet;

S 5°44'14" W a distance of 318.28 feet;

S 5°08'14" E a distance of 415.49 feet;

S 0°15'48" W a distance of 516.83 feet;

S 2°08'02" W a distance of 460.66 feet to the southeast corner of the tract herein described;

THENCE along the southerly boundary of the tract herein described, the following three (3) courses:

S 87°06'29" W a distance of 1251.49 feet;

S 89°41'12" W a distance of 1300.12 feet;

S 89°41'12" W a distance of 37.20 feet to the southwest corner of the tract herein described, and a point along the easterly boundary of the right-of-way for Shelly Drive;

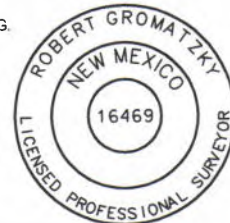
THENCE along the westerly boundary of the tract herein described, coincident with the westerly boundary of the right-of-way for Shelly Drive, the following three (3) courses:

N 0°17'56" E a distance of 3965.90 feet;

894.83 feet along an arc of a curve to the left, having a radius of 4840.89 feet, a central angle of 10°35'28" and a chord bearing N 5°02'46" W for a distance of 893.56 feet;

N 10°20'30" W a distance of 52.07 feet to the northwest corner of the tract herein described and the POINT OF BEGINNING.

The above described tract contains ± 309.8342 acres, more or less.



**Bohannon & Huston**

Courtyard I 7500 Jefferson St. NE  
Albuquerque, NM 87109 (505) 823-1000

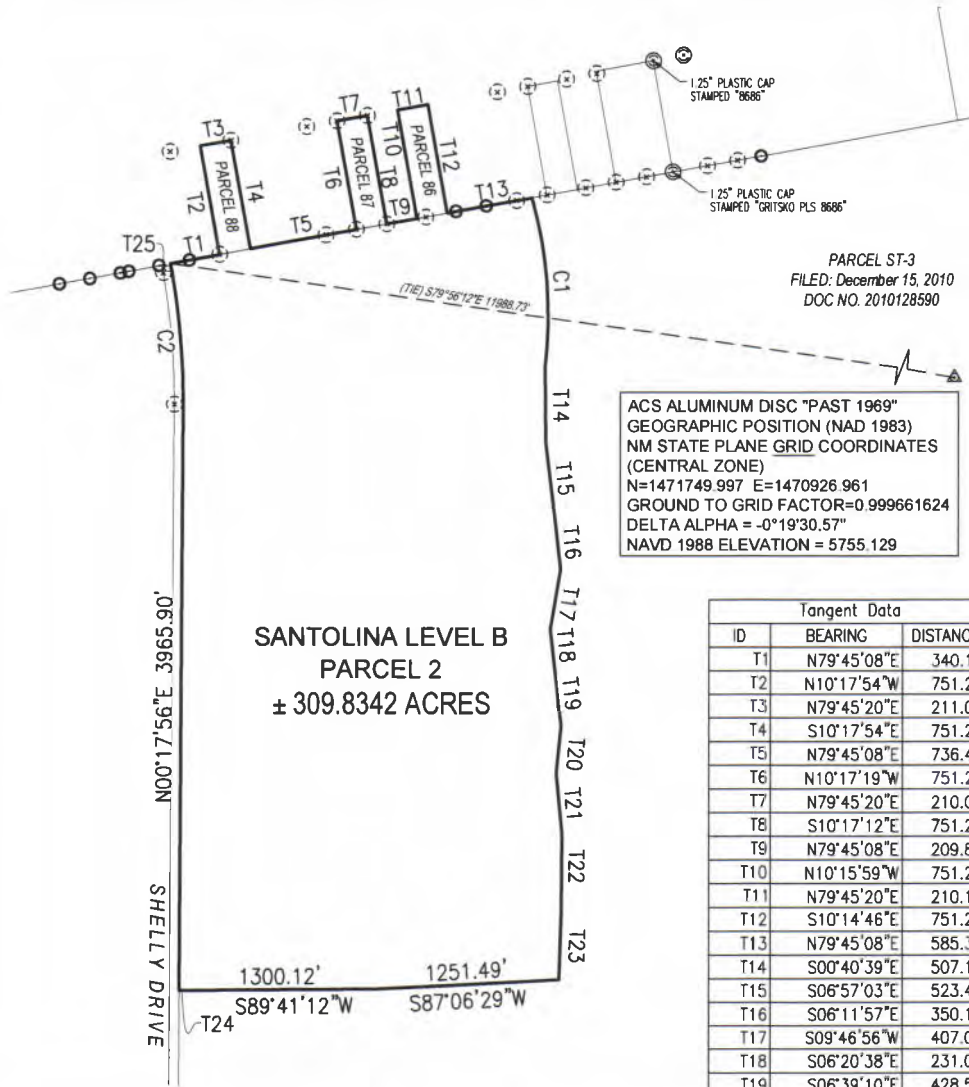
SANTOLINA LEVEL B  
PARCEL 2 EXHIBIT

DATE: 11/18/2015

REVISION NO. 0

SHEET: 1 OF 2

# SANTOLINA LEVEL B PARCEL 2



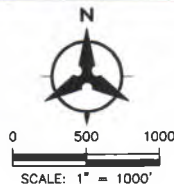
PARCEL ST-3  
FILED: December 15, 2010  
DOC NO. 2010128590

ACS ALUMINUM DISC "PAST 1969"  
GEOGRAPHIC POSITION (NAD 1983)  
NM STATE PLANE GRID COORDINATES  
(CENTRAL ZONE)  
N=1471749.997 E=1470926.961  
GROUND TO GRID FACTOR=0.999661624  
DELTA ALPHA = -0°19'30.57"  
NAVD 1988 ELEVATION = 5755.129

Tangent Data		
ID	BEARING	DISTANCE
T1	N79°45'08"E	340.16'
T2	N10°17'54"W	751.29'
T3	N79°45'20"E	211.01'
T4	S10°17'54"E	751.28'
T5	N79°45'08"E	736.42'
T6	N10°17'19"W	751.24'
T7	N79°45'20"E	210.04'
T8	S10°17'12"E	751.22'
T9	N79°45'08"E	209.86'
T10	N10°15'59"W	751.21'
T11	N79°45'20"E	210.13'
T12	S10°14'46"E	751.20'
T13	N79°45'08"E	585.36'
T14	S00°40'39"E	507.12'
T15	S06°57'03"E	523.48'
T16	S06°11'57"E	350.16'
T17	S09°46'56"W	407.04'
T18	S06°20'38"E	231.02'
T19	S06°39'10"E	428.55'
T20	S05°44'14"W	318.28'
T21	S05°08'14"E	415.49'
T22	S00°15'48"W	516.83'
T23	S02°08'02"W	460.66'
T24	S89°41'12"W	37.20'
T25	N10°20'30"W	52.07'

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	22°36'16"	584.75'	1154.29'	2925.79'	1146.82'	S04°38'03"E
C2	10°35'28"	448.70'	894.83'	4840.89'	893.56'	N05°02'46"W

LEGEND	
○	FOUND 1" IRON PIPE
⊗	FOUND REBAR
⊗	FOUND REBAR WITH CAP STAMPED AS NOTED
⊙	FOUND BRASS CAP
—	BOUNDARY LINE
- - -	ADJOINING PROPERTY LINE



## NOTES:

- This survey is based on New Mexico State Plane Coordinate System, Central Zone, NAD83, US Survey foot. Distances shown are ground distances (US FT)



## CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this legal description was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky  
New Mexico Professional Surveyor 16469

Date:

**Bohannon & Huston**

Courtyard I 7500 Jefferson St. NE  
Albuquerque, NM 87109 (505) 823-1000

SANTOLINA LEVEL B  
PARCEL 2 EXHIBIT

DATE: 11/18/2015

REVISION NO. 0

SHEET: 2 OF 2



# SANTOLINA LEVEL B PARCEL 3

## DESCRIPTION

A certain tract of land situate within the Town of Atrisco Grant, within projected Sections 1 through 3 and 11 through 12, Township 9 North, Range 1 East and projected Sections 25, 26 and 34 through 36, Township 10 North, Range 1 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising a portion of Parcel ST-3 as the same is shown and designated in Special Master's Deed filed December 15, 2010 as Document 2010128590, and as shown on Boundary Survey Plat of Lands of Westland DevCo filed September 4, 2008 in Book 2008S, page 133 as Document 20080985 and also being all of Parcel 1-B, Parcels 63 thru 64 & 68, Parcels 65 thru 66, Parcel 67 and Parcels 69 thru 72 as the same is shown and designated in Special Master's Deed filed December 15, 2010 as Document 2010128590, being and comprising all of Tracts 134 thru 135, Tract 137, Tract 139, Tract 153-B, Tract 154 and Tracts 157 thru 160 and an easterly portion of Tract 138, Row 1, Unit B, West of the Original Townsite of Westland, as the same are shown and designated on the unfilled Plat thereof, excepting therefrom a portion of right-of-way for Interstate 40 and a portion of "Exception 2" as described in the Judgement filed as Document 2015094313 on October 28, 2015, in the Office of the Bernalillo County Clerk, and being more particularly described by New Mexico State Plane Grid Bearings (NAD83 Central Zone) and ground distances as follows:

BEGINNING at a found 3.25" brass disc stamped "ROW" at the northeast corner of the tract herein described, identical to the northeast corner of Parcel ST-3, identical with a point along the westerly boundary of the right-of-way for Atrisco Vista Boulevard, WHENCE the USC & GS brass disc stamped "PAST 1969" having New Mexico State Plane grid coordinates (NAD 83 Central Zone) N=1,471,749.997 and E=1,470,926.961 bears S 56°50'15" W a distance of 10,687.85 feet;

THENCE along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Parcel ST-3 and westerly boundary of the right-of-way for Atrisco Vista Boulevard, the following two (2) courses:

S 7°40'59" W a distance of 379.07 feet to a 3.25" brass disc stamped "ROW";

S 9°29'57" W a distance of 12883.98 feet to the southeast corner of the tract herein described;

THENCE along the southerly boundary of the tract herein described, the following two (2) courses:

S 89°41'22" W a distance of 1374.98 feet;

1341.89 feet along an arc of a curve to the left, having a radius of 6015.94 feet, a central angle of 12°46'49" and a chord bearing S 83°17'58" W for a distance of 1339.11 feet to the southwest corner of the tract herein described;

THENCE along the westerly boundary of the tract herein described, the following twelve (12) courses:

N 9°29'20" E a distance of 5649.84 feet;

1947.94 feet along an arc of a curve to the left, having a radius of 3664.52 feet, a central angle of 30°27'24" and a chord bearing S 78°17'48" W for a distance of 1925.09 feet;

S 63°04'06" W a distance of 2427.65 feet;

1271.02 feet along an arc of a curve to the right, having a radius of 1875.48 feet, a central angle of 38°49'47" and a chord bearing S 82°03'04" W for a distance of 1246.84 feet;

N 80°30'03" W a distance of 220.17 feet;

1011.45 feet to the right, having a radius of 9594.58 feet, a central angle of 6°02'24" and a chord bearing N 20°13'44" E for a distance of 1010.98 feet;

4301.48 feet along an arc of a curve to the left, having a radius of 11844.43 feet, a central angle of 20°48'28" and a chord bearing N 12°07'16" E for a distance of 4277.88 feet;

N 81°42'32" W a distance of 544.32 feet;

734.45 feet along an arc of a curve to the left, having a radius of 2045.83 feet, a central angle of 20°34'09" and a chord bearing N 87°54'21" W for a distance of 730.51 feet;

S 81°48'34" W a distance of 999.09 feet;

S 79°39'52" W a distance of 1415.23 feet;

N 10°20'08" W a distance of 2280.21 feet to the northwest corner of the tract herein described, identical with a point along the northerly boundary of said Parcel ST-3;

THENCE along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Parcel ST-3, N 79°45'08" E a distance of 900.04 feet to a found iron pipe at the southwest corner of Parcel 69-72;

THENCE along the northerly boundary of the tract herein described, coincident with the boundary of said Parcel 69-72, the following three (3) courses:

N 10°14'28" W a distance of 765.76 feet to a found 1.5" survey cap stamped "PS 6543";

N 79°45'20" E a distance of 840.00 feet to a found 1" survey cap;

S 10°14'57" E a distance of 765.71 feet to a found iron pipe at the southeast corner of said Parcel 69-72, identical with a point along the northerly boundary of said Parcel ST-3;

THENCE along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Parcel ST-3, N 79°45'08" E a distance of 479.75 feet to a found rebar at the southwest corner of Parcel 1-B;

THENCE along the northerly boundary of the tract herein described, coincident with the boundary of said Parcel 1-B, the following three (3) courses:

N 10°13'48" W a distance of 765.68 feet to a found rebar;

N 79°45'20" E a distance of 420.00 feet to a found rebar tagged "11462";

S 10°13'48" E a distance of 765.66 feet to a found rebar at the southeast corner of said Parcel 1-B, identical with a point along the northerly boundary of said Parcel ST-3;

CONTINUED ON SHEET 2 OF 4)

## CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this legal description was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky  
New Mexico Professional Surveyor 16469

Date:



<b>Bohannon &amp; Huston</b> Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109 (505) 823-1000	<b>SANTOLINA LEVEL B PARCEL 3 EXHIBIT</b>		
	DATE: 12/14/2015	REVISION NO. 0	SHEET: 1 OF 4



# SANTOLINA LEVEL B PARCEL 3

## DESCRIPTION

(CONTINUED FROM SHEET 1 OF 4)

THENCE along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Parcel ST-3, N 79°45'08" E a distance of 101.92 feet to a found 1" survey cap tagged "11462" at the southwest corner of Parcel 67;

THENCE along the northerly boundary of the tract herein described, coincident with the boundary of said Parcel 67, the following three (3) courses:

N 10°07'48" W a distance of 765.48 feet to a found 1.5" survey cap stamped "3243";  
N 79°45'20" E a distance of 210.09 feet to a found 1.5" survey cap stamped "3243";  
S 10°06'05" E a distance of 765.47 feet to a found iron pipe at the southeast corner of said Parcel 67, identical with a point along the northerly boundary of said Parcel ST-3;

THENCE along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Parcel ST-3, N 79°45'08" E a distance of 105.87 feet to a found 1.25" survey cap tagged "12447" at the southwest boundary of Parcels 65-66;

THENCE along the northerly boundary of the tract herein described, coincident with the boundary of said Parcels 65-66, the following three (3) courses:

N 10°08'40" W a distance of 765.46 feet to a found 1.5" survey cap stamped "3243";  
N 79°45'20" E a distance of 313.31 feet to a found 1.5" survey cap;  
S 10°14'21" E a distance of 765.44 feet to a found 1" survey cap and angle iron with washer at the southeast corner of said Parcels 65-66, identical with a point along the northerly boundary of said Parcel ST-3;

THENCE along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Parcel ST-3, N 79°45'08" E a distance of 270.01 feet to a found 1" iron pipe with tack at the southeast corner of Parcels 63-64 & 68;

THENCE along the northerly boundary of the tract herein described, coincident with the boundary of said Parcels 63-64 & 68, the following five (5) courses:

N 10°15'05" W a distance of 765.42 feet to a found 1.5" survey cap;  
N 79°45'20" E a distance of 211.45 feet to a found rebar;  
S 10°08'23" E a distance of 15.00 feet;  
N 79°45'20" E a distance of 210.10 feet to a found 1.5" survey cap stamped "3243";  
S 10°08'11" E a distance of 750.40 feet to a found 1.25" survey cap stamped "LS 3243" at the southeast corner of said Parcel 63-34& 68, identical with a point along the northerly boundary of said Parcel ST-3;

THENCE along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Parcel ST-3, N 79°45'08" E a distance of 687.06 feet to a found rebar at the southwest corner of Parcel 62;

THENCE along the northerly boundary of the tract herein described, coincident with the boundary of said Parcel 62, the following three (3) courses:

N 10°08'11" W a distance of 750.36 feet;  
N 79°45'20" E a distance of 55.02 feet;  
S 10°17'43" E a distance of 750.36 feet to the southeast corner of said Parcel 62, identical with a point along the northerly boundary of said Parcel ST-3;

THENCE along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Parcel ST-3, the following five (5) courses:

N 79°45'08" E a distance of 2036.57 feet to a found 1.25" survey cap stamped "LS 11463";  
S 10°39'45" E a distance of 30.16 feet to a found rebar;  
N 79°45'30" E a distance of 874.73 feet to a found 1.25" survey cap stamped "LS 3243";  
N 10°11'16" W a distance of 30.26 feet to a found iron pipe;  
N 79°45'12" E a distance of 1744.15 feet to the northeast corner of the tract herein described, identical to the northeast corner of said Parcel ST-3 and the POINT OF BEGINNING.

The above described tract contains ± 1892.1572 acres, more or less.

## LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCELS

### EXCEPTION 1

A certain tract of land situate within the Town of Atrisco Grant, within projected Section 35, Township 10 North, Range 1 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Exception EX-1 as the same is shown and designated in Special Master's Deed filed December 15, 2010 as Document 2010128590, and as shown on Boundary Survey Plat of Lands of Westland DevCo filed September 4, 2008 in Book 2008S, page 133 as Document 2008098567 and being more particularly described by New Mexico State Plane Grid Bearings (NAD83 Central Zone) and ground distances as follows:

BEGINNING at a found rebar and survey cap stamped "PS 11993" at the southwest corner of the tract herein described, identical to the southwest corner of said Exception EX-1, WHENCE the USC & GS brass disc stamped "PAST 1969" having New Mexico State Plane grid coordinates (NAD 83 Central Zone) N=1,471,749.997 and E=1,470,926.961 bears S04°21'52"W a distance of 3618.70 feet;

THENCE along the westerly boundary of the tract herein described, coincident with the westerly boundary of said Exception EX-1, N10°14'28"W a distance of 600.08 feet to a found rebar and survey cap stamped "LS 11993" at the northwest corner of the tract herein described, identical to the northwest corner of said Exception EX-1;

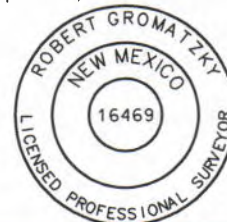
THENCE along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Exception EX-1, N79°45'46"E a distance of 437.40 feet to a found rebar and survey cap stamped "LS 11993" at the northeast corner of the tract herein described, identical to the northeast corner of said Exception EX-1;

THENCE along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Exception EX-1, S03°41'05"W a distance of 618.30 feet to a found #4 rebar at the southeast corner of the tract herein described, identical to the southeast corner of said Exception EX-1;

THENCE along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Exception EX-1, S79°46'28"W a distance of 288.59 feet to the POINT OF BEGINNING.

Tract contains 5.0009 acres, more or less.

(CONTINUED ON SHEET 3 OF 4)



**Bohannon & Huston**

Courtyard I 7500 Jefferson St. NE  
Albuquerque, NM 87109 (505) 823-1000

**SANTOLINA LEVEL B  
PARCEL 3 EXHIBIT**

DATE: 12/14/2015

REVISION NO. 0

SHEET: 2 OF 4

# SANTOLINA LEVEL B PARCEL 3

## DESCRIPTION

(CONTINUED FROM SHEET 2 OF 4)

### LESS AND EXCEPTING THE FOLLOWING PORTION OF EXCEPTION 2

A certain tract of land situate within the Town of Atrisco Grant, within projected Sections 2, 3 and 10, Township 9 North, Range 1 East and projected Sections 34 & 35, Township 10 North, Range 1 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising a portion of Exception EX-2 as the same is shown and designated in Special Master's Deed filed December 15, 2010 as Document 2010128590, and as shown on Boundary Survey Plat of Lands of Westland DevCo filed September 4, 2008 in Book 2008S, page 133 as Document 2008098567 and being more particularly described by New Mexico State Plane Grid Bearings (NAD83 Central Zone) and ground distances as follows:

BEGINNING at the southwest corner of the tract herein described, identical to a point along the westerly boundary of said Exception, EX-2, WHENCE the USC & GS brass disc stamped "PAST 1969" having New Mexico State Plane grid coordinates (NAD 83 Central Zone) N=1,471,749.997 and E=1,470,926.961 bears S14°43'21"W a distance of 1778.10 feet;

THENCE along the westerly boundary of the tract herein described, coincident with the westerly boundary of said Exception EX-2, N 3°40'25" E a distance of 2566.32 feet to the northwest corner of the tract herein described, identical to the northwest corner of said Exception EX-2;

THENCE along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Exception EX-2, S 86°07'47" E a distance of 29.93 feet to a found 1.25" survey cap stamped "LS 11993" at the northeast corner of the tract herein described, identical to the northeast corner of said Exception EX-2;

THENCE along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Exception EX-2, S 3°40'25" W a distance of 2568.63 feet to the southeast corner of the tract herein described;

THENCE along the southerly boundary of the tract herein described, N 81°42'32" W a distance of 30.02 feet to the southwest corner of the tract herein described, identical to a point along the westerly boundary of said Exception EX-2 and the POINT OF BEGINNING.

The above described tract contains ± 1.7639 acres, more or less.

### LESS AND EXCEPTING THE FOLLOWING PORTION OF EXCEPTION 2

A certain tract of land situate within the Town of Atrisco Grant, within projected Sections 2, 3 and 10, Township 9 North, Range 1 East and projected Sections 34 & 35, Township 10 North, Range 1 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising a portion of Exception EX-2 as the same is shown and designated in Special Master's Deed filed December 15, 2010 as Document 2010128590, and as shown on Boundary Survey Plat of Lands of Westland DevCo filed September 4, 2008 in Book 2008S, page 133 as Document 2008098567 and being more particularly described by New Mexico State Plane Grid Bearings (NAD83 Central Zone) and ground distances as follows:

BEGINNING at the northwest corner of the tract herein described, identical to a point along the westerly boundary of said Exception EX-2, WHENCE the USC & GS brass disc stamped "PAST 1969" having New Mexico State Plane grid coordinates (NAD 83 Central Zone) N=1,471,749.997 and E=1,470,926.961 bears N13°31'07"W a distance of 1254.11 feet;

THENCE along the northerly boundary of the tract herein described, 137.27 feet along an arc of a curve to the left, having a radius of 11844.43 feet, a central angle of 0°39'51" and a chord bearing N 16°15'57" E for a distance of 137.27 feet to the northeast corner of the tract herein described, identical to a point along the easterly boundary of said Exception EX-2;

THENCE along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Exception EX-2, S 3°40'25" W a distance of 2312.02 feet to the southeast corner of the tract herein described;

THENCE along the southerly boundary of the tract herein described, 30.04 feet along an arc of a curve to the right, having a radius of 1875.48 feet, a central angle of 0°55'04" and a chord bearing S 88°37'36" W for a distance of 30.04 feet to the southwest corner of the tract herein described, identical to a point along the westerly boundary of said Exception EX-2;

THENCE along the westerly boundary of the tract herein described, coincident with the westerly boundary of said Exception EX-2, N 3°40'25" E a distance of 2180.69 feet to the northwest corner of the tract herein described and the POINT OF BEGINNING.

The above described tract contains ± 1.5429 acres, more or less.

Gross Area contains 1892.1572 acres, more or less.

Exceptions contain -8.3077 acres, more or less.

Net Acreage = 1883.8495 acres, more or less.



**Bohannon & Huston**

Courtyard I 7500 Jefferson St. NE  
Albuquerque, NM 87109 (505) 823-1000

**SANTOLINA LEVEL B  
PARCEL 3 EXHIBIT**

DATE: 12/14/2015

REVISION NO. 0

SHEET: 3 OF 4

# SANTOLINA LEVEL B PARCEL 3

**EXCEPTION 1**  
5.0009 ACRES

**EXCEPTION 2**  
1.7639 ACRES

**SANTOLINA LEVEL B  
PARCEL 3**  
Gross Area 1892.1572 Ac  
(Exception) -8.3077 Ac  
Net Area 1883.8495 Ac

**PARCEL ST-3**  
FILED: December 15, 2010  
DOC NO. 2010128590

**PARCEL ST-4**  
FILED: December 15, 2010  
DOC NO. 2010128590

**ATRISCO VISTA BOULEVARD**

**POINT OF BEGINNING**

**ACS ALUMINUM DISC "PAST 1969"**  
GEOGRAPHIC POSITION (NAD 1983)  
NM STATE PLANE GRID COORDINATES  
(CENTRAL ZONE)  
N=1471749.997 E=1470926.961  
GROUND TO GRID FACTOR=0.999661624  
DELTA ALPHA = -0°19'30.57"  
NAVD 1988 ELEVATION = 5755.129

**Tangent Data**

ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T1	S07°40'59"W	379.07'	T24	N79°45'20"E	211.45'
T2	S89°41'22"W	1374.98'	T25	S10°08'23"E	15.00'
T3	N80°30'03"W	220.17'	T26	N79°45'20"E	210.10'
T4	N81°42'32"W	544.32'	T27	S10°08'11"E	750.40'
T5	S81°48'34"W	999.09'	T28	N79°45'08"E	687.06'
T6	S79°39'52"W	1415.23'	T29	N10°08'11"W	750.36'
T7	N79°45'08"E	900.04'	T30	N79°45'20"E	55.02'
T8	N10°14'28"W	765.76'	T31	S10°17'43"E	750.36'
T9	N79°45'20"E	840.00'	T32	S10°39'45"E	30.16'
T10	S10°14'57"E	765.71'	T33	N79°45'30"E	874.73'
T11	N79°45'08"E	479.75'	T34	N10°11'16"W	30.26'
T12	N10°13'48"W	765.68'	T35	N79°45'12"E	1744.15'
T13	N79°45'20"E	420.00'	T36	N10°14'28"W	600.08'
T14	S10°13'48"E	765.66'	T37	N79°45'46"E	437.40'
T15	N10°07'48"W	765.48'	T38	S03°41'05"W	618.30'
T16	N79°45'20"E	210.09'	T39	S79°46'28"W	288.59'
T17	S10°06'05"E	765.47'	T40	N03°40'25"E	2566.32'
T18	N79°45'08"E	105.87'	T41	S86°07'47"E	29.93'
T19	N10°08'40"W	765.46'	T42	S03°40'25"W	2568.63'
T20	N79°45'20"E	313.31'	T43	N81°42'32"W	30.02'
T21	S10°14'21"E	765.44'	T44	S03°40'25"W	2312.02'
T22	N79°45'08"E	270.01'	T45	N03°40'25"E	2180.69'
T23	N10°15'05"W	765.42'			

**Curve Data**

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	12°46'49"	673.74'	1341.89'	6015.94'	1339.11'	S83°17'58"W
C2	30°27'24"	997.57'	1947.94'	3664.52'	1925.09'	S78°17'48"W
C3	38°49'47"	661.00'	1271.02'	1875.48'	1246.84'	S82°03'04"W
C4	06°02'24"	506.19'	1011.45'	9594.58'	1010.98'	N20°13'44"E
C5	20°48'28"	2174.70'	4301.48'	11844.43'	4277.88'	N12°07'16"E
C6	20°34'09"	371.22'	734.45'	2045.83'	730.51'	N87°54'21"W
C7	00°39'51"	68.64'	137.27'	11844.43'	137.27'	N16°15'57"E
C8	00°55'04"	15.02'	30.04'	1875.48'	30.04'	S88°37'36"W

## NOTES:

- This survey is based on New Mexico State Plane Coordinate System, Central Zone, NAD83, US Survey foot.
- Distances shown are ground distances (US FT)

## LEGEND

- ⊙ FOUND REBAR WITH CAP
- ⊙ FOUND 1" IRON PIPE
- ⊙ FOUND BRASS CAP
- ⊙ FOUND REBAR
- BOUNDARY LINE
- ADJOINING PROPERTY LINE

**Bohannon & Huston**

Courtyard I 7500 Jefferson St. NE  
Albuquerque, NM 87109 (505) 823-1000

**SANTOLINA LEVEL B  
PARCEL 3 EXHIBIT**

DATE: 12/14/2015

REVISION NO. 0

SHEET: 4 OF 4

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Tue, 5-Jan-2016 - 8:32:am, Plotted by: AWANG



# SANTOLINA LEVEL B PARCEL 4

## DESCRIPTION

A certain tract of land situate within the Town of Atrisco Grant, within projected Sections 1 and 12, Township 9 North, Range 1 East and projected Sections 6 thru 7, Township 9 North, Range 2 East and projected section 36, Township 10 North, Range 1 East, and projected section 31, Township 10 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising a portion of Parcel ST-4 as the same is shown and designated in Special Master's Deed filed December 15, 2010 as Document 2010128590, and as shown on Boundary Survey Plat of Lands of Westland DevCo filed September 4, 2008 in Book 2008S, page 133 as Document 2008098567 and being all of Parcel 2-B as the same is shown and designated in Special Master's Deed filed December 15, 2010 as Document 2010128590, being and comprising all of Tract 5-B-3-D Tierra West Estates, as the same is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 18, 1998 in Book 98C, page 45, and being more particularly described by New Mexico State Plane Grid Bearings (NAD83 Central Zone) and ground distances as follows:

BEGINNING at a found 1.25" survey cap stamped "LS 11993" at the northwest corner of the tract herein described, identical to the northwest corner of said Parcel 2-B, WHENCE the USC & GS brass disc stamped "PAST 1969" having New Mexico State Plane grid coordinates (NAD 83 Central Zone) N=1,471,749.997 and E=1,470,926.961 bears S 68°35'43" W a distance of 9,523.63 feet;

THENCE along the northerly boundary of the tract herein described, coincident with the boundary of said Parcel 2-B, the following two (2) courses:

N 89°59'54" E a distance of 849.73 feet;

S 9°30'07" W a distance of 881.82 feet to a found 1.25" survey cap stamped "LS 11993" at the southeast corner of said Parcel 2-B and a point along the westerly boundary of Parcel ST-4;

THENCE along the northerly boundary of the tract herein described, coincident with the westerly boundary of said Parcel ST-4, N 89°59'48" E a distance of 1042.91 feet to a found rebar;

THENCE along the northerly boundary of the tract herein described, the following four (4) courses:

N 81°17'03" E a distance of 918.51 feet;

1760.51 feet along an arc of a curve to the left, having a radius of 2245.65 feet, a central angle of 44°55'05" and a chord bearing S 28°21'48" E for a distance of 1715.77 feet;

S 0°00'00" W a distance of 1323.96 feet;

S 89°56'04" E a distance of 1862.99 feet to a point along the easterly boundary of said Parcel ST-4;

THENCE along the northerly boundary of the tract herein described, coincident with the easterly boundary of said Parcel ST-4, the following 12 (twelve) courses:

S 32°08'54" E a distance of 739.95 feet;

N 89°52'08" E a distance of 370.64 feet;

S 75°06'41" E a distance of 320.73 feet;

S 9°07'43" E a distance of 300.35 feet;

N 89°43'58" E a distance of 120.32 feet;

N 8°51'40" E a distance of 1019.24 feet to a found 1.25" survey cap stamped "MEDRANO 11993";

N 89°56'21" E a distance of 382.00 feet;

S 0°53'40" W a distance of 5259.49 feet to a found 3" brass cap stamped "WST 2";

S 89°47'25" W a distance of 840.00 feet to a found 1" survey cap stamped "GRITSKO 8686";

S 0°12'35" E a distance of 1037.00 feet to a found 1" survey cap stamped "GRITSKO 8686";

N 89°47'25" E a distance of 840.00 feet to a found 1" survey cap stamped "GRITSKO 8686";

S 0°18'38" E a distance of 673.56 feet to the southeast corner of the tract herein described and a point along the southerly boundary of said Parcel ST-4 and the northerly boundary of the right-of-way for Dennis Chavez Boulevard;

THENCE along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Parcel ST-4 and the northerly boundary of said right-of-way for Dennis Chavez Boulevard, the following eleven (11) courses:

S 89°49'14" W a distance of 562.60 feet to a found 1.25" survey cap stamped "LS 11993";

N 0°11'42" W a distance of 49.96 feet to a found 1.25" survey cap stamped "LS 11993";

S 89°48'33" W a distance of 800.11 feet to a found 1.25" survey cap stamped "LS 11993";

N 0°09'09" W a distance of 100.00 feet to a found 1.25" survey cap stamped "LS 11993";

S 89°49'44" W a distance of 799.97 feet to a found 1.25" survey cap stamped "LS 11993";

S 0°11'29" E a distance of 99.99 feet to a found 1.25" survey cap stamped "LS 11993";

S 89°48'50" W a distance of 700.12 feet to a found 1.25" survey cap stamped "LS 11993";

S 0°16'20" E a distance of 79.95 feet to a found 1.25" survey cap stamped "LS 11993";

S 89°49'05" W a distance of 4000.07 feet;

S 0°10'55" E a distance of 20.00 feet;

S 89°49'05" W a distance of 1952.64 feet to the southwest corner of the tract herein described, identical to the southwest corner of said Parcel ST-4

THENCE along the westerly boundary of the tract herein described, coincident with the westerly boundary of said Parcel ST-4, N 9°29'57" E a distance of 9875.94 feet to a found survey cap stamped "BERN COUNTY 110+03.06" at the southeast corner of said Parcel 2-B;

THENCE along the westerly boundary of the tract herein described, coincident with the westerly line of said Parcel 2-B, N 9°30'07" E a distance of 881.84 feet to the northwest corner of the tract herein described and the POINT OF BEGINNING.

The above described tract contains ± 1523.4756 acres (66362599 sq. ft.)

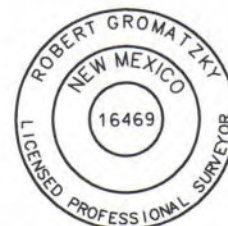
(CONTINUED ON SHEET 2 OF 3)

## CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this legal description was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky  
New Mexico Professional Surveyor 16469

Date:



**Bohannon & Huston**

Courtyard I 7500 Jefferson St. NE  
Albuquerque, NM 87109 (505) 823-1000

**SANTOLINA LEVEL B  
PARCEL 4 EXHIBIT**

DATE: 11/19/2015

REVISION NO. 0

SHEET: 1 OF 3

# SANTOLINA LEVEL B PARCEL 4

## DESCRIPTION

(CONTINUED FROM SHEET 1)

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCELS

### EXCEPTION 3

A certain tract of land situate within the Town of Atrisco Grant, within projected Section 6, Township 9 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Exception EX-3 as the same is shown and designated in Special Master's Deed filed December 15, 2010 as Document 2010128590, and as shown on Boundary Survey Plat of Lands of Westland DevCo filed September 4, 2008 in Book 2008S, page 133 as Document 2008098567 and being more particularly described by New Mexico State Plane Grid Bearings (NAD83 Central Zone) and ground distances as follows:

BEGINNING at a found rebar and survey cap stamped "PS 11993" at the northwest corner of the tract herein described, identical to the northwest corner of said Exception EX-3, WHENCE the USC & GS brass disc stamped "PAST 1969" having New Mexico State Plane grid coordinates (NAD 83 Central Zone) N=1,471,749.997 and E=1,470,926.961 bears N75°50'16"W a distance of 14,236.26 feet;

THENCE along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Exception EX-3, S86°01'41"E a distance of 210.01 feet to a found rebar and survey cap stamped "PS 11993" at the northeast corner of the tract herein described, identical to the northeast corner of said Exception EX-3;

THENCE along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Exception EX-3, S03°58'44"W a distance of 1037.06 feet to a found rebar and survey cap stamped "PS 11993" at the southwest corner of the tract herein described, identical to the southwest corner of said Exception EX-3;

THENCE along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Exception EX-3, N86°02'29"W a distance of 210.06 feet to the southwest corner of the tract herein described, identical to the southwest corner of said Exception EX-3;

THENCE along the westerly boundary of the tract herein described, coincident with the westerly boundary of said Exception EX-3, N03°58'53"E a distance of 1037.11 feet to the POINT OF BEGINNING.

Tract contains 5.0005 acres, more or less.

### EXCEPTION 4

A certain tract of land situate within the Town of Atrisco Grant, within projected Sections 6 and 7, Township 9 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Exception EX-4 as the same is shown and designated in Special Master's Deed filed December 15, 2010 as Document 2010128590, and as shown on Boundary Survey Plat of Lands of Westland DevCo filed September 4, 2008 in Book 2008S, page 133 as Document 2008098567 and being more particularly described by New Mexico State Plane Grid Bearings (NAD83 Central Zone) and ground distances as follows:

BEGINNING at a found rebar and survey cap stamped "PS 11993" at the northwest corner of the tract herein described, identical to the northwest corner of said Exception EX-4, WHENCE the USC & GS brass disc stamped "PAST 1969" having New Mexico State Plane grid coordinates (NAD 83 Central Zone) N=1,471,749.997 and E=1,470,926.961 bears N71°33'30"W a distance of 14,470.48 feet;

THENCE along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Exception EX-4, S86°02'37"E a distance of 210.03 feet to a found rebar and survey cap stamped "PS 11993" at the northeast corner of the tract herein described, identical to the northeast corner of said Exception EX-4;

THENCE along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Exception EX-4, S03°58'43"W a distance of 1037.09 feet to a found rebar and survey cap stamped "PS 11993" at the southwest corner of the tract herein described, identical to the southwest corner of said Exception EX-4;

THENCE along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Exception EX-4, N86°00'14"W a distance of 210.00 feet to the southwest corner of the tract herein described, identical to the southwest corner of said Exception EX-4;

THENCE along the westerly boundary of the tract herein described, coincident with the westerly boundary of said Exception EX-4, N03°58'37"E a distance of 1036.94 feet to the POINT OF BEGINNING.

Tract contains 4.9997 acres, more or less.

Total Net Area = 1513.4754 acres, more or less.



**Bohannon & Huston**

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Albuquerque, NM 87109 (505) 823-1000

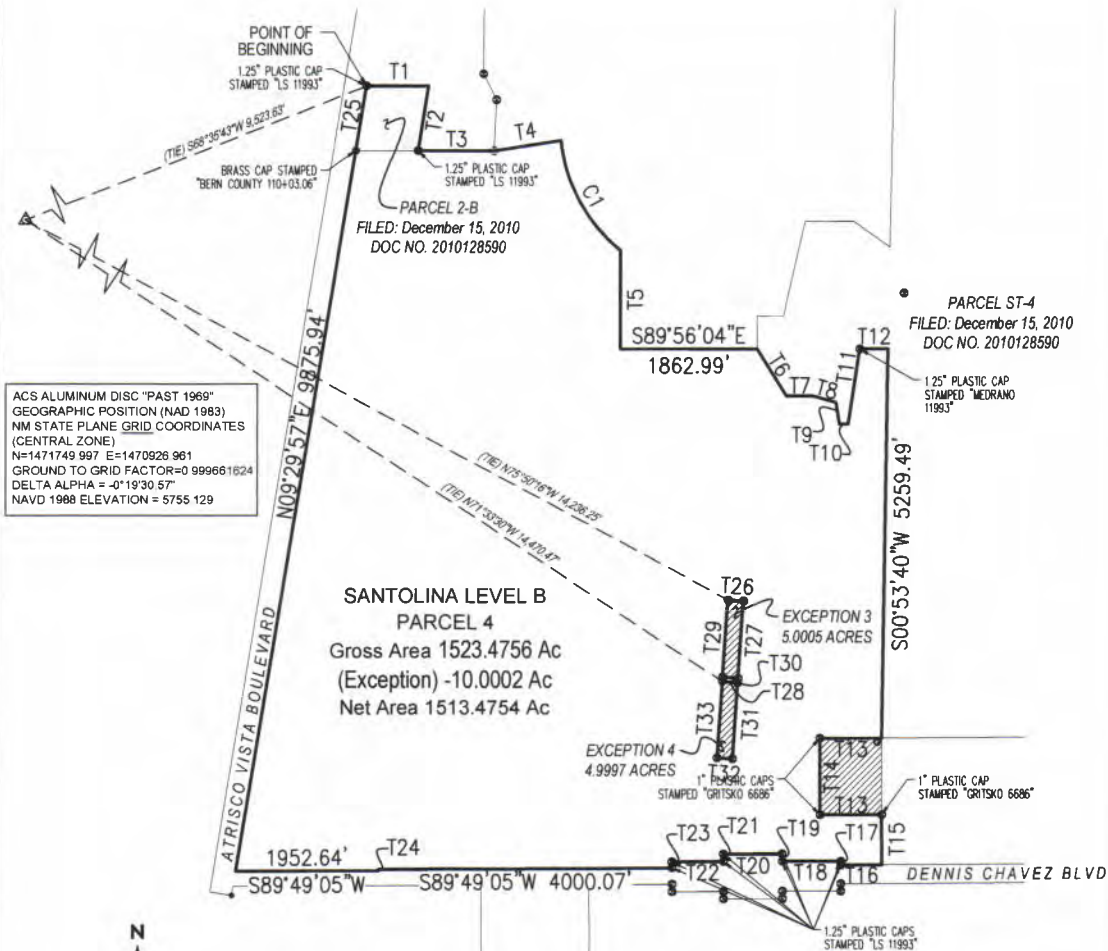
**SANTOLINA LEVEL B  
PARCEL 4 EXHIBIT**

DATE: 11/19/2015

REVISION NO. 0

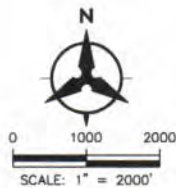
SHEET: 2 OF 3

# SANTOLINA LEVEL B PARCEL 4



ACS ALUMINUM DISC "PAST 1969"  
GEOGRAPHIC POSITION (NAD 1983)  
NM STATE PLANE GRID COORDINATES  
(CENTRAL ZONE)  
N=1471749.997 E=1470826.901  
GROUND TO GRID FACTOR=0.999661624  
DELTA ALPHA = -0°19'30.57"  
NAVD 1988 ELEVATION = 5755.129

**SANTOLINA LEVEL B  
PARCEL 4**  
Gross Area 1523.4756 Ac  
(Exception) -10.0002 Ac  
Net Area 1513.4754 Ac



## NOTES:

1. This survey is based on New Mexico State Plane Coordinate System, Central Zone, NAD83, US Survey foot.
2. Distances shown are ground distances (US FT)

## LEGEND

- ⊙ FOUND REBAR WITH CAP STAMPED AS NOTED
- ⊙ FOUND 1" IRON PIPE
- ⊙ FOUND BRASS CAP
- ⊙ FOUND REBAR
- BOUNDARY LINE
- ADJOINING PROPERTY LINE

Tangent Data					
ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T1	N89°59'54"E	849.73'	T18	S89°48'33"W	800.11'
T2	S09°30'07"W	881.82'	T19	N00°09'09"W	100.00'
T3	N89°59'48"E	1042.91'	T20	S89°49'44"W	799.97'
T4	N81°17'03"E	918.51'	T21	S00°11'29"E	99.99'
T5	S00°00'00"E	1323.96'	T22	S89°48'50"W	700.12'
T6	S32°08'54"E	739.95'	T23	S00°16'20"E	79.95'
T7	N89°52'08"E	370.64'	T24	S00°10'55"E	20.00'
T8	S75°06'41"E	320.73'	T25	N09°30'07"E	881.84'
T9	S09°07'43"E	300.35'	T26	S86°01'41"E	210.01'
T10	N89°43'58"E	120.32'	T27	S03°58'44"W	1037.06'
T11	N08°51'40"E	1019.24'	T28	N86°02'29"W	210.06'
T12	N89°56'21"E	382.00'	T29	N03°58'53"E	1037.11'
T13	S89°47'25"W	840.00'	T30	S86°02'37"E	210.03'
T14	S00°12'35"E	1037.00'	T31	S03°58'43"W	1037.09'
T15	S00°18'38"E	673.56'	T32	N86°00'14"W	210.00'
T16	S89°49'14"W	562.60'	T33	N03°58'37"E	1036.94'
T17	N00°11'42"W	49.96'			

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	44°55'05"	928.30'	1760.51'	2245.65'	1715.77'	S28°21'48"E



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DATE: 11/19/2015

REVISION NO. 0

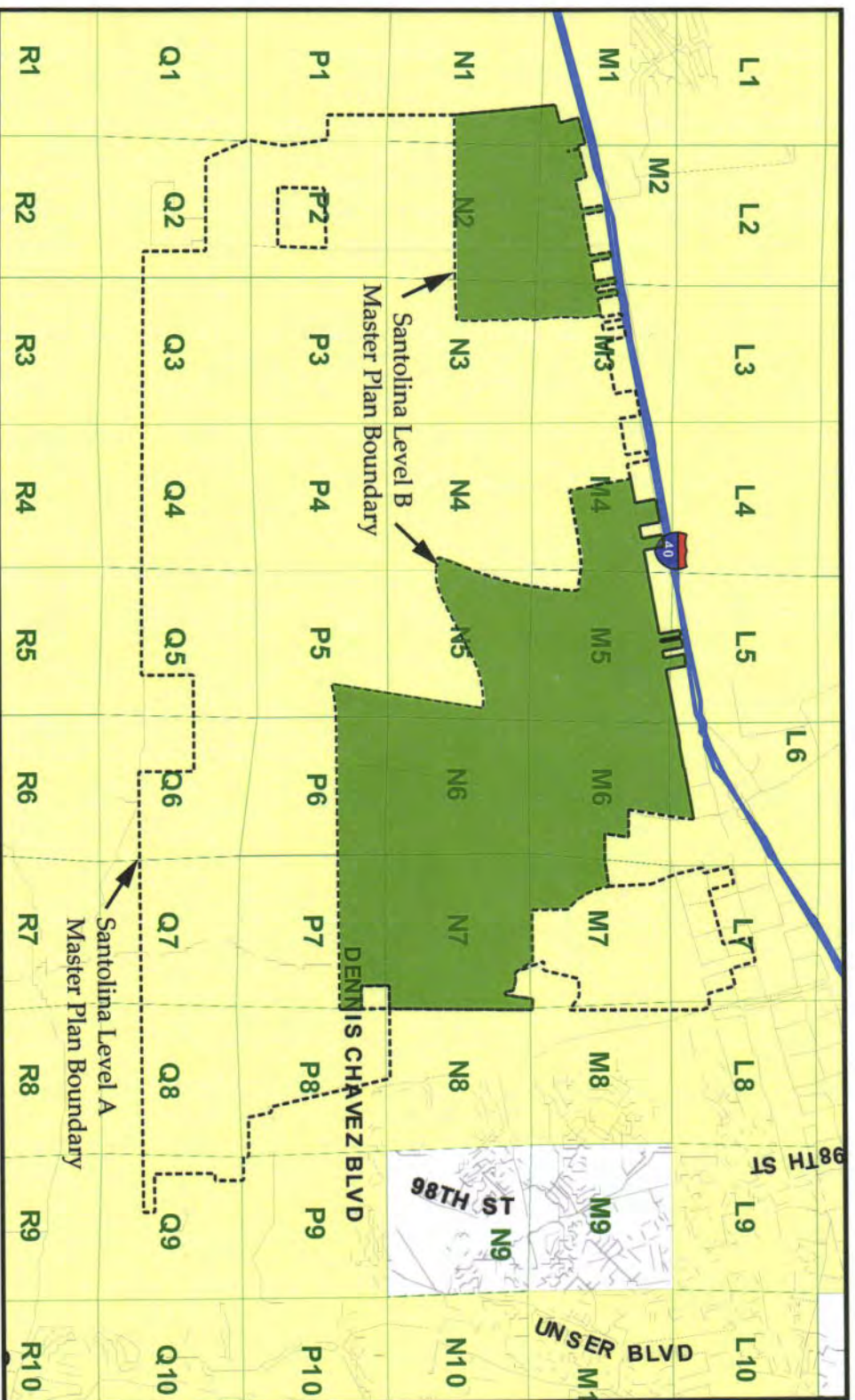
SHEET: 3 OF 3



# SANTOLINA

## LEVEL B ZONE ATLAS

January 2016





**LEGAL DESCRIPTION**  
T10N  
R1E  
SEC 26

**UNIFORM PROPERTY CODE**  
1-005-056

Map amended through January 2015

250 0 250 500 750 1,000  
Feet

**BERNAILLO COUNTY**  
PUBLIC WORKS DIVISION  
GIS PROGRAM

**L-5-Z**



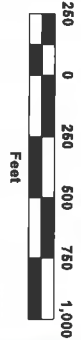


LEGAL DESCRIPTION

T10N  
R1E  
SEC 25

UNIFORM PROPERTY CODE

1-006-056



Map amended through January 2015



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GIS PROGRAM

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**L-6-Z**











## SEC 33

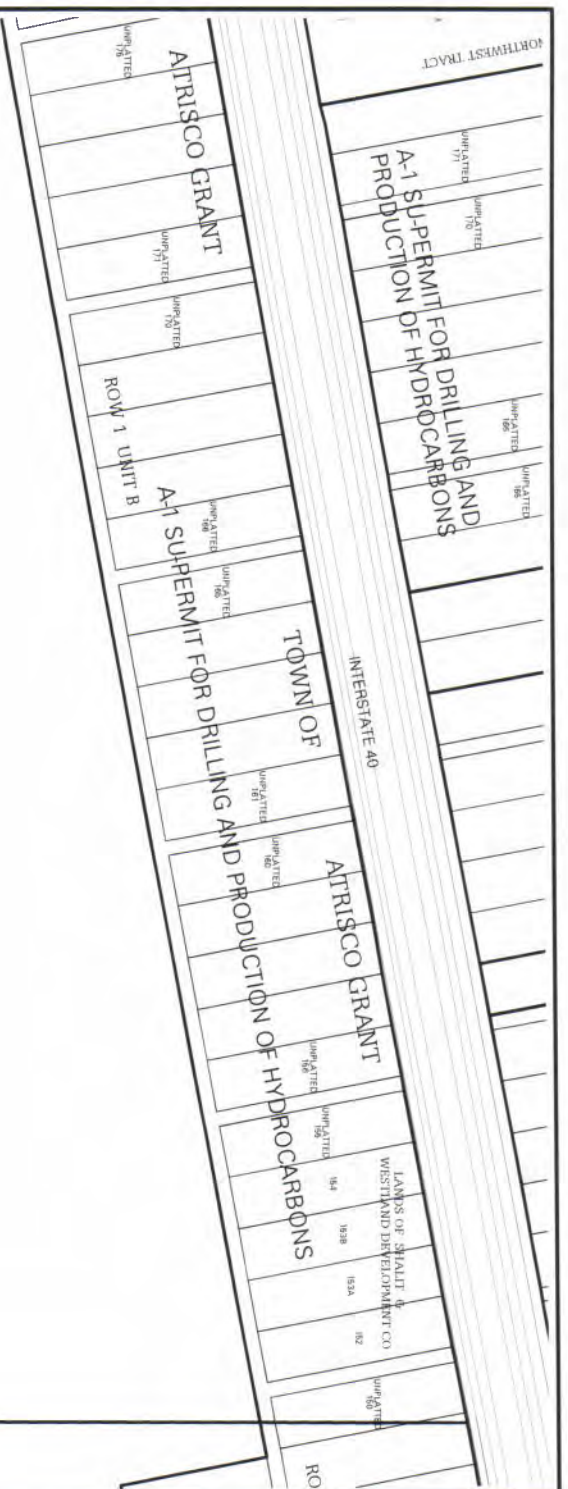
1-003-055



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**M-3-Z**





# A-1 SUPERMIT FOR DRILLING AND PRODUCTION OF HYDROCARBONS



LEGAL DESCRIPTION	
T10N	
R1E	
SEC 34	

UNIFORM PROPERTY CODE	
1-004-055	



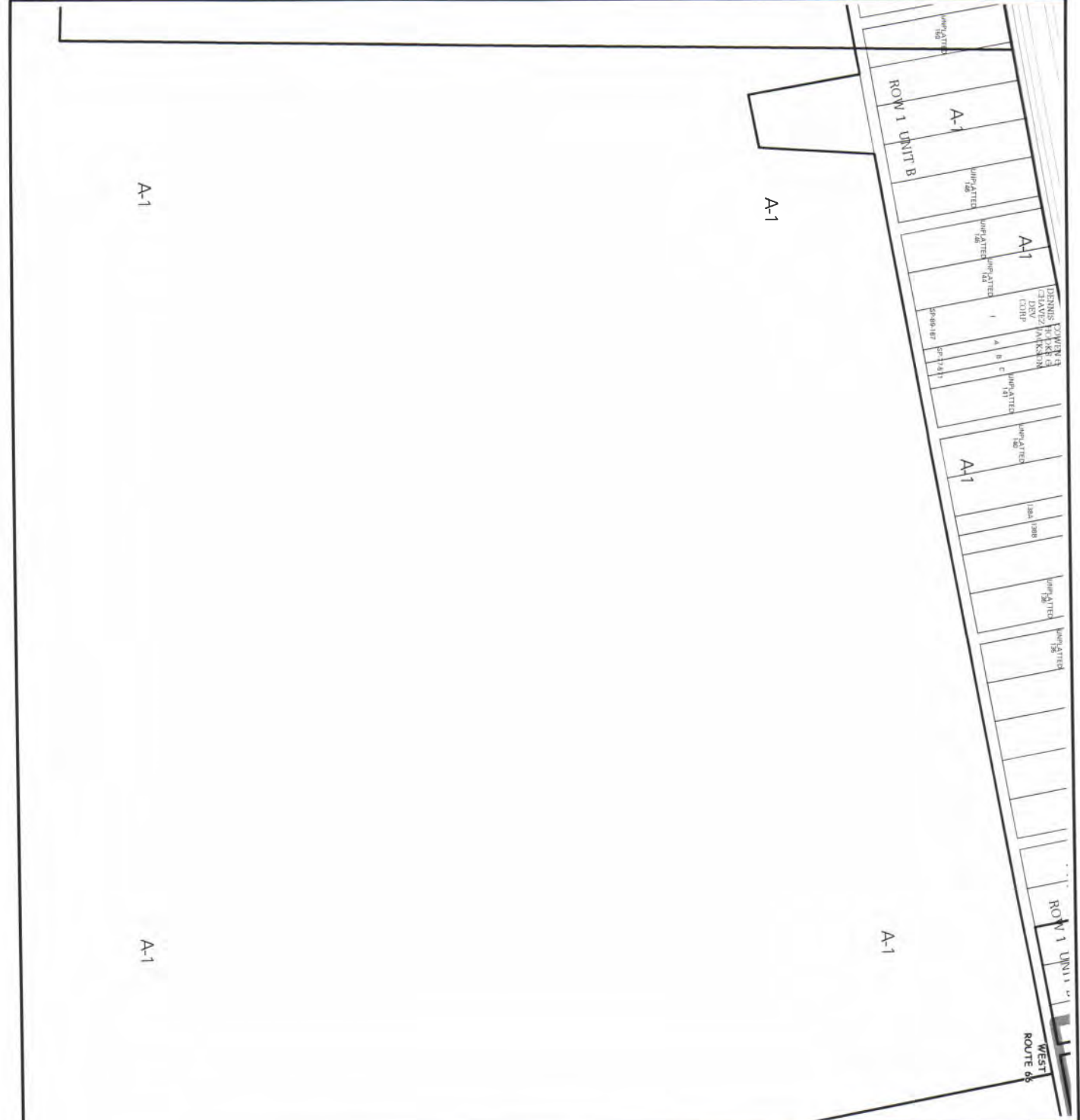
Map amended through January 2015



PUBLIC WORKS DIVISION  
GIS PROGRAM

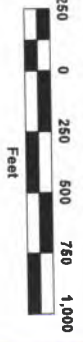
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**M-4-Z**



LEGAL DESCRIPTION  
T10N  
R1E  
SEC 35

UNIFORM PROPERTY CODE  
1-005-056



Map amended through January 2015



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**M-5-Z**

WEST  
ROUTE 66

C-LI

C-LI

A-1

ATRISCO VISTA BLVD

ATRISCO

A-1 SUPERMIT MH PARK

KIERKA WEST ESTATES

A-1

A-1



LEGAL DESCRIPTION

TION  
R1E  
SEC 36

UNIFORM PROPERTY CODE

1-006-055



Map amended through January 2015



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M-6-Z



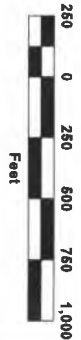


LEGAL DESCRIPTION

T10N  
R2E  
SEC 31

UNIFORM PROPERTY CODE

1-007-055



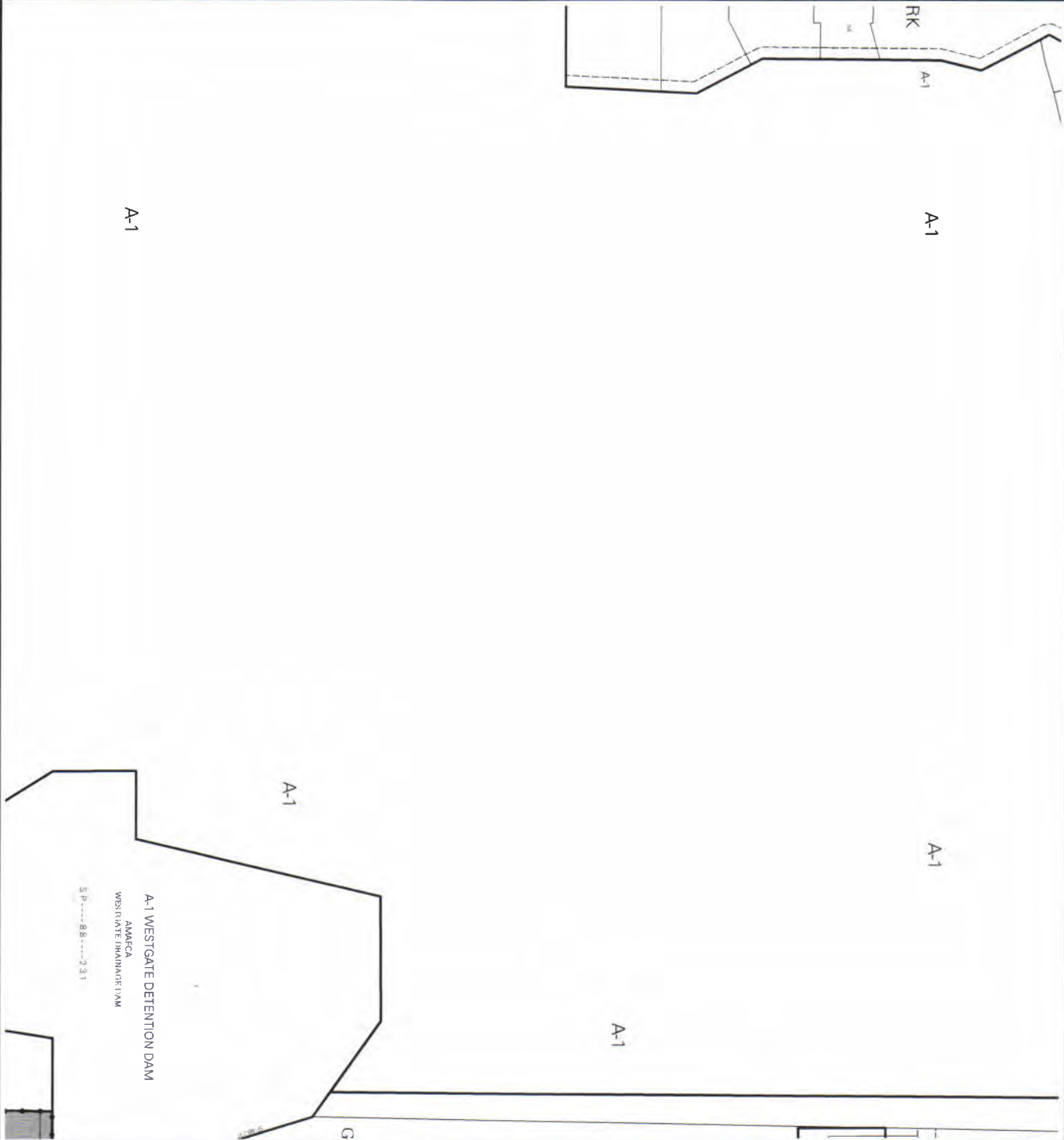
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**M-7-Z**



A-1

PROPERTY OF ORLANDO SANCHEZ

SP-77-302  
TRA

A-1

A-1

A-1

TOWN OF

ATRISCO

GRANT

A-1

A-1



LEGAL DESCRIPTION

T9N  
R1E  
SEC 6

UNIFORM PROPERTY CODE

1-001-054



Map amended through January 2015



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N-1-Z

A-1

A-1



LEGAL DESCRIPTION

T9N

R1E

SEC 4

UNIFORM PROPERTY CODE

1-003-054



Map amended through January 2015



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**N-3-Z**

A-1

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A-1

A-1



LEGAL DESCRIPTION

T9N  
R1E  
SEC 3

UNIFORM PROPERTY CODE

1-004-054



Map amended through January 2015



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N-4-Z

A-1

A-1



LEGAL DESCRIPTION

T9N

R1E

SEC 2

UNIFORM PROPERTY CODE

1-005-054



Map amended through January 2015



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N-5-Z

A-1

A-1

A-1

A-1

ATRISCO VISTA BLVD

A-1

A-1



LEGAL DESCRIPTION

T9N  
R1E  
SEC 1

UNIFORM PROPERTY CODE

1-006-054



Map amended through January 2015



PUBLIC WORKS DIVISION  
GIS PROGRAM

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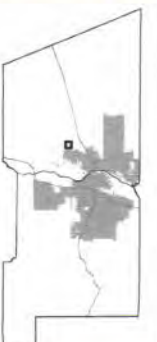
N-6-Z



A-1

A-1

A-1



LEGAL DESCRIPTION

T9N  
R2E  
SEC 6

UNIFORM PROPERTY CODE

1-007-054



Map amended through January 2015



PUBLIC WORKS DIVISION  
GIS PROGRAM

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N-7-Z

A-1

A-1

A-1

A-1

A-1



LEGAL DESCRIPTION

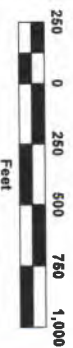
T9N

R1E

SEC 11

UNIFORM PROPERTY CODE

1-005-053



Map amended through January 2015



PUBLIC WORKS DIVISION  
GIS PROGRAM

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P-5-Z

A-1

A-1

ATRISCO VISTA BLVD

DENNIS CHAVEZ BLVD

A-1

RIO

A-1

A-1



LEGAL DESCRIPTION

T9N

R1E

SEC 12

UNIFORM PROPERTY CODE

1-006-053



Feet

Map amended through January 2015



PUBLIC WORKS DIVISION  
GIS PROGRAM

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P-6-Z



A-1

A-1



LEGAL DESCRIPTION

T9N  
R2E  
SEC 7

UNIFORM PROPERTY CODE

1-007-053

DENNIS CHAVEZ BLVD

A-1

RIO BRAVO SOUTHWEST

A-1

SW1/4-36-100

B/A

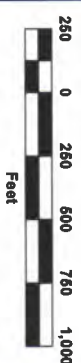
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MECA VIEW

A-1

A-1



Map amended through January 2015



PUBLIC WORKS DIVISION  
GIS PROGRAM

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P-7-Z



January 25, 2016

Mr. Joe Chavez, Chairman  
Bernalillo County Planning Commission  
1 Civic Plaza NW  
Albuquerque, NM 87102

*Re: Special Project Review – Santolina Level B Master Plan*

Dear Chairman:

Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102  
(505) 764-9801  
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This request is for a Special Project Review for a Planned Community Level B Master Plan, known as the Santolina Level B Master Plan. The request for approval of this Level B Master Plan follows the Zone Map Amendment to Planned Community Zone in connection with the adopted Santolina Planned Communities Level A Master Plan. Both requests were approved on June 16, 2015. The Level A Plan Area covers approximately 13,851 acres of land that is owned by Western Albuquerque Land Holdings LLC (WALH). This proposed Level B Plan covers an approximately 4,243 acre portion of the Level A Plan area that is all owned by WALH.

The Level B Master Plan area is located on the Southwest Mesa and is generally bounded by Interstate 40 to the north, 118<sup>th</sup> Street and the escarpment open space to the east, Dennis Chavez Boulevard on the south, and the escarpment area adjacent to and just west of Shelly Drive on the west.

This application for a Level B Planned Community Master Plan and follows the Planned Communities Criteria as approved and amended by the Bernalillo County Commission. The Level B Plan includes details on land use, zoning, transportation, government and public services, utilities and infrastructure and environment and open space. A matrix outlining the Planned Community Criteria for Level B and how the Level B Plan fulfills the criterion has been included in the Planned Communities portion of The Applicable Plans and Policies section of this document. Negotiations regarding a Level B Development Agreement between WALH and Bernalillo County will be completed with Staff for the Bernalillo County Commission's consideration.

A Level B Master Plan creates the framework for the development of a portion of the overall master planned community over a 20 to 25 year timeframe. Per the Planned Community Criteria, Level B plans require a review and recommendation by the County Planning Commission and approval by the Board of County Commission. Subsequent Level C plans will be reviewed and approved by County Staff and the County Development Review Authority. Level C plan approvals are required prior to issuance of a building permit.

#### PRINCIPALS

James K. Strozier, AICP  
Christopher J. Green, PLA,  
ASLA, LEED AP  
Jacqueline Fishman, AICP  
Laurie Firor, PLA, ASLA

### General Benefits of Planned Communities

The County will receive several benefits from Planned Communities including:

- Significant economic regional planning benefits are associated with community scale master plans;
- Systems level of planning for large infrastructure, regional open space, drainage, which has the advantage of creating economically efficient economies of scale;
- Provides open, predictable process with tiered reviews;
- Avoids piecemeal plans and ad-hoc decisions;
- Encourages economic development and locates employment on the West Side;
- Provides for growth capacity in a logical area where plans have long designated it to occur; and
- Addresses MRCOG's 2040 projections for growth in the region.

### JUSTIFICATION FOR REQUEST

#### **APPLICABLE PLANS AND POLICIES**

The Level A approvals (Level A Master Plan, Land Use Plan, and Development Agreement) address all of the below items. The Level B Plan further refines and defines the plans, policies, and objectives.

#### **Albuquerque Bernalillo County Comprehensive Plan**

(Goals and policies are shown in standard font format; project response is in italics)

#### **B. Land Use**

##### **1. Open Space Network:**

**Goal:** The Goal is to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.

**Response:** *The Santolina Level B Plan meets this goal through the ample provision of parks, trails, and open areas throughout the Plan Area, as well as the preservation of natural land forms and resources through the designation of more than 800 acres for parks and open space. The open space in Santolina is generally provided in three different ways; as the continuation and preservation of the slopes along the escarpment, as continuation of the escarpment overlooking the Rio Puerco basin, and as an extensive trail and buffer system around the edges of and within the first planned Santolina Level B Plan. These trails are located throughout the community and will provide pedestrian and bike*



*connections both as a circulation system around the community as well as providing access to the open space network.*

**Policy:** Policy a:

Open space lands and waters shall be acquired or regulated as appropriate to serve one or more of the following specific purposes:

- Conservation of natural resources and environmental features
- Provision of opportunities for outdoor education and recreation
- Shaping of the urban form
- Conservation of archaeological resources
- Provision of trail corridors
- Protection of the public from natural hazards

**Response:** *The Level B Plan meets and furthers this Policy. By taking into consideration and directing the geographical layout and land use decisions of the Level B Plan. The urban form has been shaped around the escarpments and arroyos that are located in the Plan Area. This approach provides for the protection and conservation of the natural resources and environmental features within the Plan Area, and also provides the opportunity to locate recreational access and trails within close proximity to residential development within the Level B Plan Area. As part of the effort toward conservation of natural resources and environmental features, and in order to minimize the risk from natural hazards, proposed development has been located in areas where the land is suitable for development. The Level A Development Agreement addresses this item.*

**Policy:** Policy d:

The City and County shall preserve the volcanoes, key portions of the basalt flow, and the escarpment as part of the Open Space network.

**Response:** *The Level B Plan meets this policy. By designing an open space network which protects the portions of the escarpments that are within the Plan Area. There are no basalt flows or rock outcroppings within the Plan Area.*

**2. Reserve Area:**

**Goal:** Allow opportunity for future development of high quality, mixed-use, largely self-sufficient planned communities, bounded by permanent open-space, in appropriate outlying areas, and to protect the non-urban development areas as Rural unless such planned communities are developed.

**Response:** *The Level B Plan meets this Goal. The Santolina Master Plan Area is bounded by permanent open space that not only provides an amenity to the community, but is designed to protect and conserve the natural features of the land. The Level B Plan provides the opportunity for future development of high quality, mixed-uses within its land use categories. This Level B Plan area will be developed as a 4,243 acre largely self-sufficient community and provide a jobs/housing/service balance and begin to direct expected growth to this area of the County and protect the rural agricultural lands of the South Valley and Bosque. With this in mind, it is easy to see Santolina is the appropriate place for density and development to occur.*

**Policy:** Policy a

A proportion of new growth may be accommodated in new planned communities in Reserve Areas. Such communities should meet the following guidelines.

- Political unification with the central urban government.

**Response:** *The Level B Plan is entirely within Bernalillo County, and is under Bernalillo County jurisdiction. Furthermore, the Level B Plan area is currently within one Commission District within the County District (District 2).*

**Policy:** • Substantial self-sufficiency in provision of employment, goods, and public services, with at least one community center; normally, there shall be adequate jobs and housing in the planned community to support the concept of self-sufficiency; within the planned community, housing should correspond to employment opportunities as to its quantity, type and price, and location.

**Response:** *As illustrated by the Level B Land Use Plan, Chapter 2, the land use mix, and the planned infrastructure improvements, the Level B Plan area will be largely a self-sufficient community, providing jobs, all levels of educational opportunities, public services, commercial services, as well as a range of housing types and price points.*

**Policy:** • Negotiated sharing of service costs by the developer and the local government, with water, sewer and street systems installed to meet City requirements: planned communities shall not be a net expense to local governments.

**Response:** *A development agreement for the Level A Master Plan, recorded on August 21, 2015, has been negotiated and approved by the County. The executed Level A Development Agreement addresses all of these items. Further in conjunction with this Level B Plan, a more detailed development agreement will be negotiated with the County Staff and presented to the Bernalillo County Commission for its review and consideration.*

**Policy:** • Transit/paratransit capability to provide service within the planned community and to connect with other urban areas.

**Response:** *The Santolina Level B transportation network has been designed as a multi-modal network that will provide accessible transit both within the community as well as to the larger metropolitan area. Details of this system are located in the Transportation chapter of this Level B plan document. Further, I-40, Atrisco Vista, Central Avenue, Dennis Chavez, I-40 Frontage Road, and Shelly Road all exist today and provide regional access to the Level B Plan.*

**Policy:** • Designate portions of the Open Space network to distinguish the new community from ultimate Developing Urban Area development; dedication of open space adequate to a clear sense of separation from the Plan's contiguous Urban Area.

**Response:** *The eastern escarpment is a natural land form that will provide a clear sense of separation between Level B development and the existing urban area.*

**Policy:** • Variety in economic levels and types of housing within carefully planned areas to ensure capability.

**Response:** *All levels of housing types and price levels will be permitted and encouraged. The residential villages within this Level B Plan area permit a variety of detached and attached single family products as well as live/work, and village scale multi-family options. The Village Center and the Urban Center are designed to encourage a broad range of residential options and niches.*

**Policy:** • Contiguous acreage sufficient to meet the above guidelines.

**Response:** *The Level B Plan area encompasses approximately 4,243 acres, mostly contiguous acreage entirely owned by WALH. This acreage is appropriate to define and enable the successful development of the first phase of the Santolina master planned community.*

**Policy:** Policy b

Overall gross density shall not exceed three dwelling units per acre, and density transfer (clustering) shall be used to accomplish appropriate urban densities in planned communities while ensuring an open space network within and around them. Within this overall density policy, housing densities and land use mix, open space, infrastructure size and location, and other public services and facilities are to be prescribed through rank two plans or rank three plans.

**Response:** *At buildout, the overall gross density of Santolina does not exceed 3 dwelling units to the acre. Total numbers of allowable dwelling units have been*



*allocated according to the Comprehensive Plan designations. As described in this Level B plan document, allowable dwelling units have been allocated throughout the Level B plan area in order to achieve a desirable mix of housing densities while staying within the overall Level A density restrictions. Density has been clustered into villages while allowing 23% of this Level B Planned Community to remain as Parks and Open Space with significant acreage devoted to employment uses. Allowable densities, land use mix, and infrastructure size and locations are prescribed by this Level B document.*

**Policy:** • Transfer of development rights to local government shall ensure the permanency of the pattern.

**Response:** *The tiered approach of this master planned community (Level A, B, and C submittals) allows local government to enforce the permanency of the land use mix and maintain control over the development over time. The approved Level A Development Agreement, this and subsequent Level B and Level C plans will address ownership and management of the large open space system. In addition, the concept of gross density for the Reserve Area of the Comprehensive Plan provides for a transfer of density to those areas most suitable for residential development. The allowable density is "transferred" from the open space and employment areas.*

**Policy:** • Land which is already in public ownership (whether fee or easement), including Indian lands, is not considered in calculating density, but all other land is counted.

**Response:** *There is no land within the overall Santolina Master Plan Area and this Level B Plan area which is in public ownership other than existing rights-of-way.*

**Policy:** • A carrying capacity analysis of each planned community area will identify constraints and opportunities presented by environmental, historical, cultural, archaeological, and infrastructure factors.

**Response:** *The Santolina Level B Master Plan includes within the body of the document and as attached appendices, an analysis of environmental, historical, cultural, archaeological, and infrastructure carrying capacities. These criteria are more fully described in the Planned Community Criteria and this Level B submittal is in compliance with these requirements.*

**Policy:** Policy c

Development within Reserve Areas shall take place either in accordance with an approved planned community master plan (up to three dwelling units per acre), or in accordance with the standards applicable to Rural Areas.



**Response:** *The Level B Plan is the first phase of a community master plan and fulfills this requirement.*

**Policy:** Policy d

A planned community master plan approved in accordance with this section and more specific development criteria shall serve to implement the Comprehensive Plan. A planned community master plan shall not be approved if it fails to demonstrate its own sense of place, self-sufficiency, environmental sensitivity, separation from the contiguous Albuquerque urban area by permanent open space and the provision of infrastructure which is not a net expense to the local government(s).

**Response:** *The Level B Plan fulfills the criterion and is in accordance with more specific development criteria, which is the recently amended and approved Planned Community Criteria. The Level B Plan very clearly establishes its own sense of place, self-sufficiency, environmental sensitivity, and separation through permanent open space. The establishment of "no net expense" and infrastructure cost sharing is included in the approved Level A Development Agreement, which establishes not only "no net expense" policy to the County, but actually projects a substantial "net-positive" economic and fiscal benefit to the County. The Level A Development Agreement provides a framework for this Level B Plan and future Level B Development Agreement.*

#### **C. Environmental Protection and Heritage Conservation:**

**Policy:** Policy b

Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment, and services.

**Response:** *This Level B Plan provides a mix of land uses that promotes reduced vehicle miles travelled through the efficient location of employment, education facilities and services, and provides a plan for a multi-modal transportation network that places a high priority on connectivity. By importing employees to new job centers within Santolina on the West Side of the river, this planned community reduces congestion and achieves a more balanced land use and transportation system.*

#### **4. Transportation and Transit**

**Goal:** The Goal is to develop corridors, both streets and adjacent land uses that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of

transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

**Response:** *The Santolina Level B Master Plan provides a mix of uses that are intended to provide safe and convenient access to all daily needs, including employment, education, commercial services and recreation. These land uses are placed within a multi-modal transportation network that focuses on connectivity and provides easy and safe access to alternative modes of transportation such as transit, biking and walking. The major street system has been defined within the Master Plan and a detailed transportation analysis is included in Chapter 4 of this Level B Plan.*

## **6. Economic Development**

**Goal:** The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

**Response:** *Over 60 percent of land in the Santolina Level B Plan Area is allocated to non-residential uses. One of the primary goals of Santolina is to provide economic development opportunities. The availability of large tracts of land, under the control of one developer presents an unmatched opportunity to attract large employers to this area of Bernalillo County and the State of New Mexico. The full buildout of the Santolina Level A aims for a jobs to household ratio of 2:1 and has the potential where residents can live in the same community as where they work, but also the potential to attract employees from the other parts of the region, thereby relieving some congestion pressure on the river crossings.*

## **7. Education**

**Goal:** Provide a wide variety of educational and recreational opportunities available to citizens from all cultural, age and educational groups.

**Response:** *The provision of convenient access to educational opportunities is one of the primary goals of the Santolina and this Level B Plan. WALH has collaborated with various local educational providers and plans to continue this collaboration through future planning efforts. The Urban Village identified by this Level B Plan provides a unique mix of civic and higher density private uses and is the potential location for future APS and CNM educational campuses. Furthermore, three elementary school sites have been identified within the Village Verde Residential Village. This concept is more fully explained in the Land Use chapter of this Level B plan document.*



## Southwest Area Plan

### ***Natural Environment and Rural Community***

**Goal:** One of the primary intents of the Southwest Area Plan is to ensure that development is compatible with and provides for the protection of the environmental and cultural conditions of the South Valley.

**Response:** *The Plan addresses Water Quality, Soils, Open Space, and preservation of natural environmental elements. The Level B Plan meets the applicable policies of this section and also follows the overall intent of these policies, including:*

***Water Quality:*** Water service is anticipated to be provided by the Albuquerque Bernalillo County Water Utility Authority (ABCWUA). WALH is working with ABCWUA to develop a plan for the provision of safe, quality drinking water, the protection of groundwater, and the conservation of our precious water resources. WALH will coordinate agreements with the ABCWUA on the implementation of this plan. WALH will pay water supply charge (WSC) to ABCWUA. ABCWUA will use WSC to incorporate how water supplies and sources and/or re-use technology.

***Soils, Natural Depressions, Escarpments, and Open Space:*** The Southwest Area Plan calls for the consideration of soil suitability when proposing development. The Level B Plan places great importance on creating a framework for development that respects the natural environment, including soil suitability, and erosion prevention. An analysis of the soil conditions in the Level B Plan area is included in the Environment and Open Space Chapter of the Plan.

*In locations where it was determined that the soils and/or other natural elements, such as natural depressions, and/or escarpments created conditions were not suitable for development, these areas are being proposed as open space, as indicated by the Level B Land Use Plan.*

***Rio Puerco Escarpment:*** The portion of the Level B Plan Area which is within the Rio Puerco Escarpment has been proposed as Open Space. Please refer to the Level B Land Use Plan for the proposed Public Open Space is located in the Land Use Chapter of the Master Plan.

***Agriculture:*** The Southwest Area Plan expresses the intention to support and encourage agricultural activity within the South Valley. The South West Area Plan explains how agriculture as a continued land use is being threatened due to the loss of agricultural land to residential and commercial development. The approval of the Level A Santolina Master Plan and this Level B Plan helps to achieve the objective of retaining the agricultural character of the Valley by

*providing a more suitable, well planned location on the mesa top for future needed residential and commercial development.*

### **Built Environment**

*The Santolina Level B Plan Area falls within the Southwest Area Plan Residential Area 1. The Southwest Area Plan does not specifically call out the Plan Area regarding policies related to Residential Area 1. The Santolina Level B Plan follows the Planned Community Criteria for a Level B Plan submittal and the Albuquerque Bernalillo County Comprehensive Plan regarding density and land use. The Comprehensive Plan designates the Plan Area as Reserve and intended for a Master Planned Community.*

**Policy:** Policy 31 Land use changes adjacent to Paseo del Volcan, Dennis Chavez Boulevard (Rio Bravo) and Unser Boulevard shall be permitted if it conforms to the following:

**Response: Archaeological Sites:** *A Class II archaeological study has been conducted, meeting the Planned Communities Level B Plan requirements. This study has been submitted to Bernalillo County as a part of this Level B Master Plan application. Recommendations and findings are summarized within Chapter 5 of this Level B Master Plan. Recommendations and mitigation strategies contained in this study will be followed according to State Historic Preservation Office requirements.*

**Transportation:** *The Level B Plan transportation network can be found in the Transportation Chapter. This proposed network and roadways has been reviewed by the Mid Region Council of Governments.*

### **Community Involvement and Services**

**Goal:** Transit, Bikeways, and Pedestrians: The Southwest Area Plan emphasizes the importance of providing for multi-modal travel.

**Response:** *The Level B Plan includes a Transit, Pedestrian, and Bikeways Master Plan in the Transportation Chapter. As part of the goal to reduce vehicle miles traveled, Santolina places significant importance on transit. The Level B Plan incorporates multi-modal travel with an emphasis on walkability and transit, and has as a goal a transportation and circulation system that allows for transit connections throughout the community, creates links between village and urban centers and residential villages, and provides opportunities for alternative modes through an extensive network of trails and bikeways.*

## ***Economic Development***

**Goal:** The Southwest Area Plan emphasizes the need for economic development and more jobs on the west side of the river. It states that residents have expressed a desire for “jobs, livable wages, and employment opportunities.”

**Response:** *As prescribed by this Level B Master Plan, the first phase of Santolina will provide a sustainable community where jobs and educational opportunities are plentiful and locally accessible. Based on the proposed land use types and acreages, this first Level B Plan is projected to provide approximately 11,000 jobs. This is a jobs/housing is significantly greater than the existing .6 jobs to housing balance on the West Side and the 1.2 jobs to housing balance County wide. Santolina at full buildout is expected to maintain a 2:1 jobs to housing ratio. This first phase and full buildout of Santolina will become a net importer of jobs, and the traffic study has shown that it relieves congestion at river crossings in addition to providing new economic opportunity to Bernalillo County residents. See Level A Development Agreement for more specific details and requirements.*

## **Westside Strategic Plan**

### ***Westland South Community***

**Goal:** The West Side Strategic Plan identifies the Santolina Plan Area as a Planned Community, planned in conformance with the Planned Communities Criteria. The West Side Strategic Plan notes two significant natural features that cross the Santolina Master Plan Area; the Southwest Mesa Escarpment and the Amole Arroyo. As advised by the West Side Strategic Plan, both of these features have been proposed as open space in the Santolina Level A Master Plan. The West Side Strategic Plan policies that are relevant to this application are listed below with the policy shown in standard font and the project response in italics:

**Policy:** Policy 3.63a: Support the location of mixed-use development that includes multi-family residential developments within designated Activity Centers in the Westland South Community.

**Response:** *The Level B Plan defines land use districts within the Level B Plan area, that include designations for an Urban Center and a Residential Village and supporting Village Center. These centers encourage mixed use development that include multi-family residential.*

**Policy:** Policy 3.63b: Locate new public facilities for the West Side in the Westland South Community as it is developed. In designated Activity Centers,

co-locate public facilities with combinations of retail and/or commercial services that will serve the surrounding community.

**Response:** *The Level B Master plan defines land use districts within the Plan Area. The Level B Land Use Plan located in the Land Use chapter of the Master Plan, identifies parcels for schools, parks, open space, and trails within the Master Plan Area. The intent for the Urban Center is a unique mix of civic and higher density private uses, including some retail and commercial services.*

**Policy:** Policy 3.64: The City of Albuquerque Open Space Division, Open Space Advisory Board, and the Bernalillo County Parks Department shall discuss with the landowner the method and timing of transferring the Southwest Mesa Escarpment Sandhills Open Space into public ownership.

**Response:** *Bernalillo County Open Space will coordinate the ownership and maintenance of Major Public Open Space.*

## Planned Community Criteria

Bernalillo County recently reestablished and approved the Planned Community Criteria. The Planned Community Criteria was established as a framework for how planned communities should develop within the Reserve Areas designated by the Albuquerque Bernalillo County Comprehensive Plan. As illustrated in the following matrix, this Level B Master Plan meets the Planned Community Criteria for a Level B Plan.

Level B	Document Chapter
Land Use	Chapter 2
Identification of land uses by parcel, acreage, and type	The <i>Land Use</i> Chapter describes the location, acreage, and uses for each Level B Land Use District. The Level B Land Use Map, located at the beginning of the <i>Land Use</i> Chapter, also provides the location, size, and use of each parcel within the Level B boundaries.
Conceptual characteristics of Village Center	The <i>Land Use</i> Chapter delineates the location, acreage, and mix of uses provided within the Village Center.
Location and densities of neighborhoods within Village	The <i>Land Use</i> Chapter and <i>Zoning</i> Chapters identify the location and allowable densities of the neighborhoods within residential village, Village Verde.
Delineation of open space system, parks, and recreation areas	The <i>Land Use</i> and <i>Environment and Open Space</i> Chapters discuss the Level B open space, parks, and recreation areas and identify means of management, maintenance, and ownership.
Define important design characteristics	The <i>Zoning</i> Chapter identifies design regulations for streetscape, signage, building massing, setbacks, landscaping, connections, parking, civic spaces, etc.





CONSENSUS

PLANNING

<b>Transportation</b>	<b>Chapter 4</b>
Conformance with Level A Transportation System Plan	The <i>Transportation</i> Chapter identifies the Level B proposed street network and its conformance with the Level A Master Plan.
Level B transportation system analysis	A Level B Transportation System Analysis is provided as a Technical Appendix
Identify traffic circulation system	A traffic circulation system has been identified by the Level B Roadway Plan.
Provide typical roadway cross-sections for major roadways	Typical roadway cross-sections for major roadways are provided in the <i>Transportation</i> Chapter.
Type and location of pedestrian, bicycle, and transit elements	The location and types of elements within the transportation system for this Level B Plan area are identified in the <i>Transportation</i> Chapter.
Identify performance objectives for increasing transit ridership	Performance objectives for increasing traffic ridership are included in the Master Plan's <i>Transportation</i> Chapter.
Resolve any transportation problems identified in the Level A Transportation Systems Plan	There are no transportation problems identified in the Level A Transportation Systems Plan that transpire in this Level B Plan.
<b>Environment and Open Space</b>	<b>Chapter 5</b>
Site specific environmental characteristics analysis	Site specific, unique environmental characteristics, which are important to consider and restrict certain development, are identified in the <i>Environment and Open Space</i> Chapter.
Air quality objectives strategy	Air quality and noise standards are provided within the <i>Environment and Open Space</i> Chapter.
Energy efficiency strategy	Energy efficiency and alternative energy sources are delineated in the <i>Environment and Open Space</i> Chapter.
Conceptual drainage plan	A conceptual drainage plan is provided on page.
Class II geotechnical and archaeological study recommendations	A Class II Archaeological study has been conducted and is included as a technical appendix.
Appropriate siting of industrial land uses	Industrial uses are allocated for the Industrial Park and Business Park of this Level B Plan area. The location of these land uses is presented in the <i>Land Use</i> Chapter. Permissive uses in these districts are specified in the <i>Zoning</i> Chapter.
<b>Government and Public Services</b>	<b>Chapter 6</b>
Funding and maintenance of public facilities and sites	
Facilities Plan	The <i>Utilities and Infrastructure</i> Chapter of the Level B Master Plan identifies the location and phasing of water systems, sewer systems, drainage systems, and mobility systems.
Annexation plan/agreement	Future annexation potentials are discussed in the <i>Approval Process</i> Chapter.
Water availability and availability of public services	Water and public service availability is discussed in Chapter 6, <i>Utility Infrastructure and Services</i> .



CONSENSUS

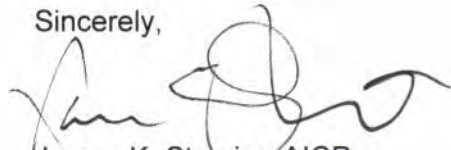
PLANNING

<b>Level B Development Agreement</b>	<b>To be reviewed and approved by the Bernalillo County Commission</b>
Detailed infrastructure/service agreement.	These items shall be included in the Development Agreement to be reviewed and approved by the Bernalillo County Commission.
Specify measures to mitigate negative consequences of the village's development.	Same
Committing to permanency of Level A development agreements.	Same
Provide a legal recording instrument.	Same
Identify public incentives to the developer, public/private partnerships, and provisions for affordable housing.	Same
Identify agreements between local government and developer for the protection and maintenance of the open space system.	Same

As previously stated, this Special Project Review request is for the review and approval of a Santolina Level B Master Plan. We respectfully request that the Bernalillo County Planning Commission review and recommend approval and the Bernalillo County Commission approve this Santolina Level B Master Plan. Approval of this Plan will provide a sound and flexible framework for the Level C Plan of the Santolina Master Plan area over the long term. The Santolina Master Plan will provide for the orderly basis for meeting the existing and future growth demand of the region, prevent the piecemeal development of this area, provide needed jobs and commercial service opportunities to the Southwest Mesa, provide significant economic fiscal benefits to the County, connect key regional infrastructure links, and has the potential to be an economic development catalyst for Bernalillo County and the State of New Mexico.

Please feel free to call me at (505) 764-9801 with any questions that you might have.

Sincerely,



James K. Strozier, AICP  
Principal



January 25, 2016

Mr. Joe Chavez, Chairman  
Bernalillo County Planning Commission  
1 Civic Plaza NW  
Albuquerque, NM 87102

Re: *Response to Santolina Level A Master Plan Conditions of Approval*

Dear Chairman:

The following explains how we have addressed the Board of County Commissioner's (BCC) conditions of approval for File # SPR-20130004, A Planned Communities Level A Master Plan called the Santolina Master Plan, approved on June 19, 2015.

### **CONDITIONS OF APPROVAL FOR THE SANTOLINA LEVEL A MASTER PLAN**

#### **Development Agreement/No Net Expense Agreement**

1. A Level A Development Agreement shall be entered into between Bernalillo County and the applicant which reflect this approval and a) clearly identifies responsibilities for development of and infrastructure and other facilities in Santolina; b) requires a link between housing and employment development in Santolina; c) maintains an overall residential density that is consistent with the Albuquerque/Bernalillo County Comprehensive Plan density requirements and is included in the Santolina Level A Plan; d) shall adhere to water use and conservation requirements of Bernalillo County and the Albuquerque/Bernalillo County Water Utility Authority.

*The Level A Development Agreement was entered into between Bernalillo County and Western Albuquerque Land Holdings on August 10, 2015. The Development Agreement was officially recorded on August 21, 2015.*

2. Bernalillo County and the applicant agree on the "no net expense" clause of the Planned Community Criteria. Nothing in any development agreement shall commit this Commission and future Commissions to public funding or financing mechanisms.

*The Level A Development agreement defines this policy on lines 24 through 32, page 9: "The Comprehensive Plan provides that planned communities shall not be a net expense to the County. The "no net expense" policy is a mutual commitment to achieve the goal of a responsible balance of infrastructure costs, including construction, operation and maintenance, shared between the public and private sectors. The "no net expense" test is satisfied if the County's on-site public expenditures and off-site public expenditures reasonably allocated to the Project have been, or will be, offset by revenues and/or economic and fiscal benefits (direct, indirect and induced) from the Project."*

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#### **PRINCIPALS**

James K. Strozier, AICP  
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ASLA, LEED AP  
Jacqueline Fishman, AICP  
Laurie Firor, PLA, ASLA



**Jobs-housing**

3. The Santolina development shall achieve a reasonable balance between residential uses and employment uses such that it maintains the characteristics of a self-sustaining community. As stated in the Santolina Level A Master Plan, an approximate jobs to housing ratio of 2-1 shall be achieved with a goal of creating no less than 75,000 jobs as indicated in the Level A Santolina Plan at the time of full buildout of Santolina. A plan for attaining the ratio shall be provided in subsequent Level B Plans, such that the anticipated job development shall occur in relation to residential development.

*This Level B Plan sets the stage for achieving the jobs to housing ratio set out by the Level A Development Agreement per the following table from the Level A Development Agreement:*

<b>Dwelling Units Thresholds</b>	<b>Jobs</b>
2,000	300
2,500	700
3,000	2,000
3,500	3,500
4,000	4,500
4,001 to 12,540	1.25 Jobs per Dwelling Unit
12,541 to 25,080	1.39 Jobs Per Dwelling Unit
25,081 to 34,000	1.59 Jobs per Dwelling Unit
34,001 to Full Bulidout	2.0 Jobs per Dwelling Unit at Full Buildout

*\*See Section 4.4 of the Level A Development Agreement for more details.*

*We are anticipating over 9,000 dwelling units for the first Level B Plan, which requires 1.25 jobs per dwelling unit full build out of the Level B Plan area. The Level B Plan provides for this requirement.*

**Transportation**

4. The applicant will submit a proposed Level B Transportation Plan consistent with the Level A Transportation Master Plan, as revised, of the Santolina Level A Master Plan, prior to a Level B approval or future development activities such as building permits, that generate 500 or more cumulative peak hour trips when upon coordination with the developer BCPWD deems it necessary.

- a. The Santolina Access Management Plan (SAMP) with the Traversable Median column added to Access Spacing Standards Table on Page 3 is approved. The SAMP shall be added to the Santolina Level "A" Transportation Master Plan.

*This has been completed.*

- b. Revise the Level A Transportation Network model as required by BCPWD. Revisions/reanalysis shall include, but not be limited to, the 118111 St./I-40 interchange, the new proposed arterial roadways, the new urban center layout, and any other changes to the Santolina roadway network. In accordance with PCC criteria, when substantial variations





are identified to the Level A Master Plan, subsequent revision/reanalysis of the Level A Transportation Network model shall be required, when upon coordination with the developer, BCPWD deems it necessary.

*The overall Level A Plan has been re-modeled per this condition.*

c. All appropriate items in the Addendum to the Transportation Master Plan dated November 4, 2014 shall be placed in the appropriate Level A document.

*These have been incorporated into the Updated Level A Transportation Master Plan.*

5. Written approval from the proper state and/or federal authority will be obtained prior to the improvement or expansion of State roads identified in the Level A submittal. NMDOT and FHWA (Federal Highway Administration) review and approval will also be required for any required modifications and improvements to Interstate 40 as a result of the development of Santolina and its roadway network. Future coordination with NMDOT and FHWA will be done in subsequent procedures including the Metropolitan Transportation Plan, the Transportation Improvement Plan and the State-wide Transportation Improvement Plan. The coordination of timeframes for the offsite roadway improvements and the Plan phasing will also need to be identified.

*Coordination with these agencies is and will be ongoing.*

6. Funding for arterial streets and linkages, which are needed for Santolina and not programmed in the Bernalillo County Capital Improvements Program (CIP) or the Metropolitan Transportation Plan (MTP), shall be identified and submitted to the County for recommendation for inclusion in the CIP or the MTP.

*The MTP already has placeholders for Santolina arterials and collectors, pre 2025 and post 2025. This is something the applicant has and will continue addressing as studies are reviewed and presented to the County and shared with MRCOG.*

#### **Utilities/Drainage/Stormwater/Wastewater Management**

7. The submitted Drainage (Stormwater) Master Plan, dated December 1, 2014, contains an addendum which includes minor inconsistencies within the calculations to the revised Land Use Master Plan. However, these inconsistencies do not alter the concept of the overall Drainage Master Plan and therefore are acceptable for this Level A Master Plan. The applicant must provide a Drainage (Stormwater) Master Plan consistent with the proposed Level A Master Plan with any Level B submittal.

*This is addressed in the accompanying Drainage Master Plan.*

8. Prior to approval of any Level B or Level C planning document, the applicant will provide a fully executed development agreement with the ABCWUA. The development agreement should be structured to ensure compliance with the ABCWUA's existing guidelines, policies, and



ordinances and as may be amended from time to time. The development agreement should, at a minimum, address residential, industrial, institutional and commercial water conservation provisions, guidelines, and design standards. The development agreement should, at a minimum, address infrastructure improvements, direct and indirect potable reuse, and water supply charges, as well as provide; a Phasing Plan consistent with ABCWUA policies. This condition shall in no way constrain the ABCWUA from imposing such requirements as it may deem necessary.

*We are coordinating with the ABCWUA staff regarding Santolina.*

9. Prior to approval of any Level B or Level C document, the applicant shall, based on the approved ABCWUA development agreement, provide to the County a written explanation of the projected Master Plan water use and phasing and the subsequent level plans within the context of the 2024 Water Conservation Plan Goal and Program Update (July 2013) or subsequent updates.

*The water master plan is included in this submittal and we are in discussion with ABCWUA.*

10. Prior to approval of any Level B or Level C planning document, the applicant shall provide to the County a water conservation plan that is compliant with Bernalillo County and ABCWUA's guidelines, standards and requirements and which achieves the conservation goals expressed in the Bernalillo County Ordinance and ABCWUA's 2024 Water Conservation Plan Goal and Program Update, July 2013 and which requires compliance with subsequent revisions of the such guidelines, standards, requirements, and plans. Residential development shall occur in a sequential manner adjacent to existing infrastructure and consistent with ABCWUA's policies.

*This will be completed in concert with the ABCWUA. The Level B submittal addresses all County requirements.*

11. Water and wastewater issues for the Santolina Master Planned Community shall be resolved between the Albuquerque/Bernalillo County Water Utility Authority (ABCWUA) and the applicant prior to any Level B approval. An agreement between the applicant and ABCWUA and regarding timing, responsibilities, and maintenance of water and sewer facilities required to service Santolina will be developed and agreed upon prior to any Level B approval.

*Agreed, this will be completed.*

12. A drainage plan and stormwater management plan shall be submitted at the time of any Level B submittal with provisions for revision as needed to ensure consistency with any EPA-issued municipal separate stormwater system permit provisions or requirements as issued for the Urbanized Area of Bernalillo County.



*We are providing a drainage and stormwater management plan as part of this Level B application.*

#### **Air Quality**

13. Prior to any Level B Plan approval, the developer shall provide documentation that the proposed development will comply with Albuquerque/Bernalillo County Air Quality Standards and will demonstrate the intent to comply with air quality standards established by the Environmental Protection Agency (EPA).

*The submitted Level B Plan addresses this condition.*

#### **Parks, Open Space and Trails, Archaeological Resources**

14. Development of Parks, Trails, and Open Space shall comply with the Level A Master Plan. The location of open space corridors shall be developed in accordance with the requirements of the Planned Community zone with regard to the transportation grid. If the more detailed plan deviates significantly from the intent and framework established in the higher level plan, especially in terms of fiscal impacts, then the higher level plan would need to be amended.

*This submitted Level B Plan addresses this condition.*

15. The Planned Communities Criteria requirements regarding the study and mitigation of archaeological and geotechnical resources shall be followed in Level B and Level C Santolina Plans. Prior to any Level B approval, documentation regarding the completed study and mitigation measures within the Level B Plan area shall be provided.

*The Archaeological study shall be completed prior to the Level B Plan being approved, or the Level B Plan approval can be contingent on such work.*

#### **APS**

16. The developer will work cooperatively with APS to locate school sites within Santolina, which will be made available to APS on mutually agreeable terms and conditions.

*The level A Development Agreement and Level B Plan address this item.*

17. Level B and C Plans shall be required prior to development of the Santolina Level A Master Plan Community. Level B and C development agreements, as prescribed in the Planned Communities Criteria, shall be provided. Consistency between Level A, Level B, and Level C plans shall be required throughout the development of Santolina. If the more detailed plan deviates significantly from the intent and framework established in the higher level plan, especially in terms of fiscal impacts, then the higher level plan would need to be amended.

*This Level B application satisfies this condition.*

### **Development of Santolina and Plan Amendments**

18. The Santolina Development Agreement shall include a section that pertains to Interim Uses. This section shall indicate that all sites within the Santolina Level A boundary area governed by a Special Use Permit or any site expected to be developed with local, state and/or federal support shall be governed by Sections 18, Special Use Permits and Section 24, Administration of the Zoning Code until a Level B Plan, affecting such site, has been adopted by Bernalillo County. No special use permit shall be issued without a demonstration of available necessary infrastructure and utilities, including water, electricity and sewer, to be installed before, or concurrently with, development of the site. No building permits shall be granted on all remaining sites until Level C plan affecting the subject property have been approved. Any subdivision will occur in compliance with the County's Subdivision Ordinance.

*The approved Level A Development Agreement and this request for a Level B Plan satisfies this condition.*

19. Prior to or concurrent with the first Level B Plan approval, the subject Level A master planned property shall be legally platted (the "Boundary Plat"). A summary platting procedure, such as that allowed for 'a minor subdivision' under County ordinances, shall be permitted for the Boundary Plat, and for any subsequent platting actions prior to a Level C plan or a Level C subdivision plat approval. The Boundary Plat and any subsequent plats submitted in advance of a Level C plan or a Level C subdivision plat approval shall provide legal access (easements) to all existing and proposed tracts within the platted area, but infrastructure installation or guarantee shall not be required prior to Level C plan or Level C subdivision plat approval, because, before building permits can be granted or development can proceed, additional land use approvals and infrastructure installation and/or guarantees are required at the Level C Plan approval stage and/or at the Level C subdivision plat approval stage.

*We are taking steps towards platting the Level A master planned property.*

20. Minor corrections to the plan, such as typographical and grammatical corrections, editorial changes agreed to by County staff, or small changes to acreage related to surveying may be incorporated in the final, adopted version of the plan.

*These changes have been made and incorporated into the approved Level A Master Plan.*

21. The request shall comply with all applicable Bernalillo County ordinances and standards.

*This submittal complies with Bernalillo County ordinances and standards.*





22. The applicant shall make the following modifications to the Level A Plan (dated 12/1/14) as required by staff and agencies:

a. Chapter 4. Zoning, p. 47. Add the following sentence under Level A Governance and Interim Uses (after ..Bernalillo County ..) "No building permits shall be granted on all remaining sites until a Level C plan affecting the subject has been adopted."

b. Change the language "publicly funded" on page 92 to "proposed for public funding."

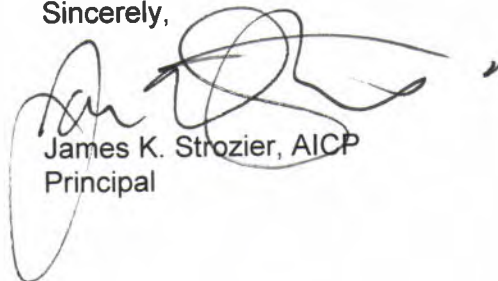
c. Chapter 6, Transportation, Level A Master Plan on page 95: remove the sentence "The policy supersedes other policies that may be in place for roadways within Santolina" regarding the SAMP, and remove "(by others)" regarding the extension of Gibson Boulevard.

d. Exhibit I must be corrected to indicate that the Westland Master Plan was approved by both Bernalillo County and the City of Albuquerque. The Board of County Commissioners approved the Master Plan as a Rank III Plan in accordance with the Comprehensive Plan. The City of Albuquerque also approved a separate Sector Development Plan for the portion of the Master Plan that has been annexed.

*These changes have been made and incorporated into the approved Santolina Level A Master Plan.*

Please do not hesitate to contact me at 764-9801 with any questions or additional information you may need.

Sincerely,



James K. Strozier, AICP  
Principal

Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335  
[www.bhinc.com](http://www.bhinc.com)  
voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

## CLIENT/COURIER TRANSMITTAL

To: Richard Meadows  
Bernalillo County Public Works

Requested by: EJW

Date: January 22, 2016

Time Due: ☐ This A.M.  
☒ This P.M.  
☐ Rush \_\_\_\_\_  
☐ By Tomorrow

Phone: 848-1508  
Job No.: 20160277 002 002 TNTABQ

Job Name: Santolina Master Plan Level A Update

### DELIVERY VIA

☒ Courier ☐ Federal Express  
☐ Mail ☐ UPS  
☐ Other

### PICK UP

Item: \_\_\_\_\_

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	5	Santolina Updated Level A Transportation Master Plan

### COMMENTS / INSTRUCTIONS

REC'D BY: \_\_\_\_\_

Liz Champion

DATE: 1-22-16 TIME: 2:00pm

# BERNALILLO COUNTY

Department of Zoning, Building and Planning  
111 Union Square, SE  
Albuquerque, NM 87102  
(505) 314-0350 Fax: (505) 314-0480



## ZONE CHANGE

Application Date: 13/SEP/2013

Application Number: ZCZ 20130009

Hearing Date: 06 NOV 2013

OWNER

OWNER	WESTERN ALBUQ LAND HOLDINGS LL		PHONE
MAILING ADDRESS	PO BOX 56790	CITY/STATE ALBUQUERQUE, NM	ZIP 87187

AGENT

AGENT	CONSENSUS PLANNING		PHONE 764-9801
MAILING ADDRESS	302 8TH ST NW	CITY/STATE ALBUQUERQUE,	ZIP 87102

SITE INFORMATION

SITE ADDRESS 0 N/A, ALBUQUERQUE, NM		
DIRECTIONS		
LEGAL DESCRIPTION TR 210 ROW 1 UNIT B WEST OF WESTLAND LESS POR OUT TO R/W CON T 3.62 AC		
MAP # M-2	CURRENT ZONE(S)	PROPERTY SIZE in acre 3.6151130488980716253443526
UPC # 100205525821640201	PROPOSED ZONE(S)	SUBDIVISION NAME
EXISTING BUILDING & USE		
PROPOSED BUILDING & USE ZNZONECHG ZONE CHANGE REQUEST		

DETAIL INFORMATION

SCOPE OF WORK	Zone change use request FROM A-1, M-1, C-1, C-LI TO PC PLANNED Community. 13,851 acres
DETAILED INFORMATION SEE ATTACHED LIST FOR ADDITIONAL PROPERTIES.	

I hereby acknowledge that I have read this application and stated that the above is correct. I agree to comply with the requirements of the County of Bernalillo, New Mexico, and the State of New Mexico as found in the appropriate ordinances adopted by both government agencies. I have reviewed and signed the appropriate section of text found on the reverse side of this application which is relative to this application.

- ☐ Owner  
☐ Occupant  
☐ Agent

Signature \_\_\_\_\_

Date \_\_\_\_\_



# BERNALILLO COUNTY

## PERMIT RECEIPT

Page 1 of 1

RECEIPT NUMBER: 13-0253677

APN: 100205525821640201  
DATE ISSUED: 13-SEP-2013  
PERMIT: ZCZ 20130009  
SCOPE: ZONE CHANGE REQUEST  
SITE ADDRESS: 0 N/A  
SUBDIVISION:  
CITY: ALBUQUERQUE, NM

PARCEL OWNER: WESTERN ALBUQ LAND HOLDINGS LL  
ADDRESS: PO BOX 56790  
CITY/STATE/ZIP: ALBUQUERQUE, NM 87187  
PERMIT OWNER: WESTERN ALBUQ LAND HOLDINGS LL  
ADDRESS: PO BOX 56790  
CITY/STATE/ZIP: ALBUQUERQUE, NM 87187

<u>Contractor</u>	<u>Company</u>	<u>Role</u>
	CONSENSUS PLANNING	PRIME

### Fees Calculated 12 Months Back

<u>Date</u>	<u>Fee Code</u>	<u>Description</u>	<u>Paid to Date</u>	<u>This Receipt</u>	<u>Balance Due</u>
13-SEP-2013	ZNCZ	ZONE MAP AMENDMENT	\$0.00	\$69,930.00	\$0.00
<b>Totals:</b>				\$69,930.00	\$0.00

<u>Payment Code</u>	<u>Description</u>	<u>Amount</u>
CHECK	#1536 GARRETT DEVELOPMENT CORPORATION	\$69,930.00

<b>Tendered:</b>	\$69,930.00
<b>Change:</b>	\$0.00
<b>Balance Due:</b>	\$0.00



# BERNALILLO COUNTY

Department of Zoning, Building and Planning  
111 Union Square, SE  
Albuquerque, NM 87102  
(505) 314-0350 Fax: (505) 314-0480



## SPECIAL PROJECT REVIEW

Application Date: 26/AUG/2013

Application Number: ZSPR 20130004

Hearing Date: October 2, 2013

OWNER

OWNER	WESTERN ALBUQUERQUE LAND HOLDING LLC		PHONE	480-970-4001	
MAILING ADDRESS	6991 E. CAMELBACK RD STE B 297	CITY/STATE	SCOTTSDALE, AZ	ZIP	85251

AGENT

AGENT	CONSENSUS PLANNING		PHONE	505-764-9801	
MAILING ADDRESS	302 8TH ST NW	CITY/STATE	ALBUQUERQUE, NM	ZIP	87102

SITE INFORMATION

SITE ADDRESS			0 N/A, ALBUQUERQUE, NM		
DIRECTIONS					
LEGAL DESCRIPTION					
TR 210 ROW 1 UNIT B WEST OF WESTLAND LESS POR OUT TO R/W CON T 3.62 AC					
MAP #	M-2	CURRENT ZONE(S)	PROPERTY SIZE in acre	3.6151130488980716253443526	
UPC #	100205525821640201	PROPOSED ZONE(S)	SUBDIVISION NAME		
EXISTING BUILDING & USE					
PROPOSED BUILDING & USE					
ZNSPR SPECIAL PROJECT REVIEW					

DETAIL INFORMATION

SCOPE OF WORK A PLANNED COMMUNITIES CRITERIA LEVEL A MASTER PLAN
DETAILED INFORMATION

I hereby acknowledge that I have read this application and stated that the above is correct. I agree to comply with the requirements of the County of Bernalillo, New Mexico, and the State of New Mexico as found in the appropriate ordinances adopted by both government agencies. I have reviewed and signed the appropriate section of text found on the reverse side of this application which is relative to this application.

- ☐ Owner
- ☐ Occupant
- ☐ Agent

Signature \_\_\_\_\_

Date \_\_\_\_\_



# BERNALILLO COUNTY

## PERMIT RECEIPT

Page 1 of 1

RECEIPT NUMBER: 13-0252880

APN: 100205525821640201  
DATE ISSUED: 26-AUG-2013  
PERMIT: ZSPR 20130004  
SCOPE: SPECIAL PROJECT REVIEW  
SITE ADDRESS: 0 N/A  
SUBDIVISION:  
CITY: ALBUQUERQUE, NM

PARCEL OWNER: WESTERN ALBUQ LAND HOLDINGS LL  
ADDRESS: PO BOX 56790  
CITY/STATE/ZIP: ALBUQUERQUE, NM 87187  
PERMIT OWNER:  
ADDRESS:  
CITY/STATE/ZIP:

<u>Contractor</u>	<u>Company</u>	<u>Role</u>
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### *Fees Calculated 12 Months Back*

<u>Date</u>	<u>Fee Code</u>	<u>Description</u>	<u>Paid to Date</u>	<u>This Receipt</u>	<u>Balance Due</u>
26-AUG-2013	ZNOTHER	ZONING OTHER FEE	\$0.00	\$200.00	\$0.00
<b>Totals:</b>				\$200.00	\$0.00

<u>Payment Code</u>	<u>Description</u>	<u>Amount</u>
CHECK	003683/CONSENSUS PLANNING, INC.	\$200.00

<b>Tendered:</b>	\$200.00
<b>Change:</b>	\$0.00
<b>Balance Due:</b>	\$0.00